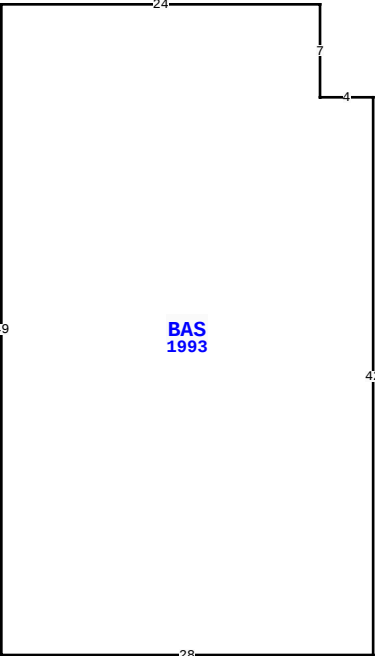


**YOUNG RICHARD D & RAYE D**  
209 S 3RD ST  
FERNANDINA BEACH, FL 32034

00-00-31-1800-0273-0020

| BUILDING CHARACTERISTICS |                  |                |                      |              |                      |                                |       |        |                | MARKET ADJUSTMENTS                                                                |         |             |             |                |                 |                |            |                             |      | NASSAU COUNTY PROPERTY |       |           |              |                           |  |         |  |     |  |  |  |         |  |  |  |  |  |  |  |
|--------------------------|------------------|----------------|----------------------|--------------|----------------------|--------------------------------|-------|--------|----------------|-----------------------------------------------------------------------------------|---------|-------------|-------------|----------------|-----------------|----------------|------------|-----------------------------|------|------------------------|-------|-----------|--------------|---------------------------|--|---------|--|-----|--|--|--|---------|--|--|--|--|--|--|--|
| CONSTRUCTION             |                  |                |                      |              |                      |                                |       |        |                | VALUATION SUMMARY                                                                 |         |             |             |                |                 |                |            |                             |      | PAGE 1 of 1            |       |           |              |                           |  |         |  |     |  |  |  |         |  |  |  |  |  |  |  |
| ELEMENT                  | CD               |                |                      |              |                      |                                |       |        |                | TYPE                                                                              | MDL     | EFF. AREA   | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW  | AYB            | EYB        | ECON                        | FNCT |                        | NORM  | % COND    |              |                           |  |         |  |     |  |  |  |         |  |  |  |  |  |  |  |
| Exterior Wall            | 05               | AVERAGE 100    |                      |              |                      |                                |       |        |                | 0100                                                                              | 01      | 1,344       | 100.7760    | 105.81         | 142,209         | 1945           | 1990       | 0                           | 0    | 0                      | 16.00 | 84.00     | VALUATION BY |                           |  |         |  |     |  |  |  |         |  |  |  |  |  |  |  |
| Roof Structur            | 03               | GABLE/HIP 100  |                      |              |                      |                                |       |        |                | 1 SINGLE FAM 0% - 0                                                               |         |             |             |                |                 |                |            |                             |      |                        |       |           |              | STANDARD                  |  |         |  |     |  |  |  |         |  |  |  |  |  |  |  |
| Roof Cover               | 04               | COMP SHNGL 100 |                      |              |                      |                                |       |        |                | Heated Area: 1344                                                                 |         |             |             |                |                 |                |            |                             |      |                        |       |           |              | Tax Group: 2              |  |         |  |     |  |  |  |         |  |  |  |  |  |  |  |
| Interior Wall            | 04               | PLYWOOD 50     |                      |              |                      |                                |       |        |                | HX Base Yr                                                                        |         |             |             |                |                 |                |            |                             |      |                        |       |           |              | Tax Dist:                 |  |         |  |     |  |  |  |         |  |  |  |  |  |  |  |
| Interior Wall            | 05               | DRYWALL 50     |                      |              |                      |                                |       |        |                |  |         |             |             |                |                 |                |            |                             |      |                        |       |           |              | BUILDING MARKET VALUE     |  |         |  |     |  |  |  | 119,456 |  |  |  |  |  |  |  |
| Interior Floo            | 08               | SHT VINYL 80   |                      |              |                      |                                |       |        |                |                                                                                   |         |             |             |                |                 |                |            |                             |      |                        |       |           |              | TOTAL MARKET OB/XF VALUE  |  |         |  |     |  |  |  | 0       |  |  |  |  |  |  |  |
| Interior Floo            | 09               | PINE WOOD 20   |                      |              |                      |                                |       |        |                |                                                                                   |         |             |             |                |                 |                |            |                             |      |                        |       |           |              | TOTAL LAND VALUE - MARKET |  |         |  |     |  |  |  | 393,125 |  |  |  |  |  |  |  |
| Air Condition            | 03               | CENTRAL 100    |                      |              |                      |                                |       |        |                |                                                                                   |         |             |             |                |                 |                |            |                             |      |                        |       |           |              | TOTAL MARKET VALUE        |  |         |  |     |  |  |  | 512,581 |  |  |  |  |  |  |  |
| Heating Type             | 04               | AIR DUCTED 100 |                      |              |                      |                                |       |        |                |                                                                                   |         |             |             |                |                 |                |            |                             |      |                        |       |           |              | SOH/AGL Deduction         |  |         |  |     |  |  |  | 130,939 |  |  |  |  |  |  |  |
| Bedrooms                 |                  | 3 100          |                      |              |                      |                                |       |        |                |                                                                                   |         |             |             |                |                 |                |            |                             |      |                        |       |           |              | ASSESSED VALUE            |  |         |  |     |  |  |  | 381,642 |  |  |  |  |  |  |  |
| Bathrooms                |                  | 1 100          |                      |              |                      |                                |       |        |                |                                                                                   |         |             |             |                |                 |                |            |                             |      |                        |       |           |              | TOTAL EXEMPTION VALUE     |  |         |  |     |  |  |  | 0       |  |  |  |  |  |  |  |
| Frame                    | 02               | WOOD FRAME 100 |                      |              |                      |                                |       |        |                |                                                                                   |         |             |             |                |                 |                |            |                             |      |                        |       |           |              | BASE TAXABLE VALUE        |  |         |  |     |  |  |  | 381,642 |  |  |  |  |  |  |  |
| Stories                  | 1.               | 1. 100         |                      |              |                      |                                |       |        |                |                                                                                   |         |             |             |                |                 |                |            |                             |      |                        |       |           |              | TOTAL JUST VALUE          |  |         |  |     |  |  |  | 512,581 |  |  |  |  |  |  |  |
| Units                    |                  | 0 100          |                      |              |                      |                                |       |        |                |                                                                                   |         |             |             |                |                 |                |            |                             |      |                        |       |           |              | NCON VALUE                |  |         |  |     |  |  |  | 0       |  |  |  |  |  |  |  |
| BUD8 Adjustme            | 02               | DIST FB 100    |                      |              |                      |                                |       |        |                | INCOME VALUE                                                                      |         |             |             |                |                 |                |            | PREVIOUS YEAR MKT VALUE     |      |                        |       |           |              |                           |  | 507,240 |  |     |  |  |  |         |  |  |  |  |  |  |  |
| Occupancy                | 00               | NONE 100       |                      |              |                      |                                |       |        |                |                                                                                   |         |             |             |                |                 |                |            |                             |      |                        |       |           |              |                           |  |         |  |     |  |  |  |         |  |  |  |  |  |  |  |
| Quality                  |                  | 02             | Quality Level 02     |              |                      |                                |       |        |                |                                                                                   |         |             |             |                |                 |                |            |                             |      |                        |       |           |              |                           |  |         |  |     |  |  |  |         |  |  |  |  |  |  |  |
| DOR CODE                 |                  | 0100           | SINGLE FAMILY        |              |                      |                                |       |        |                |                                                                                   |         |             |             |                |                 |                |            |                             |      |                        |       |           |              |                           |  |         |  |     |  |  |  |         |  |  |  |  |  |  |  |
| MAP NUM                  |                  |                | MKT AREA             |              |                      |                                |       | 01     |                |                                                                                   |         |             |             |                |                 |                |            |                             |      |                        |       |           |              |                           |  |         |  |     |  |  |  |         |  |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC         |                  | 1001.00        |                      |              |                      |                                |       |        |                |                                                                                   |         |             |             |                |                 |                |            |                             |      |                        |       |           |              |                           |  |         |  |     |  |  |  |         |  |  |  |  |  |  |  |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE    | YEAR                 | TOT ADJ AREA | SUBAREA MARKET VALUE |                                |       |        |                |                                                                                   |         |             |             |                |                 |                |            |                             |      |                        |       |           |              |                           |  |         |  |     |  |  |  |         |  |  |  |  |  |  |  |
| BAS                      | 1,344            | 100            | 1993                 | 1,344        | 119,456              |                                |       |        |                |                                                                                   |         |             |             |                |                 |                |            |                             |      |                        |       |           |              |                           |  |         |  |     |  |  |  |         |  |  |  |  |  |  |  |
| TOTALS                   |                  | 1,344          |                      |              | 1,344                | 119,456                        |       |        |                |                                                                                   |         |             |             |                |                 |                |            |                             |      |                        |       |           |              |                           |  |         |  |     |  |  |  |         |  |  |  |  |  |  |  |
| EXTRA FEATURES           |                  |                |                      |              |                      | 209 S 3RD ST, FERNANDINA BEACH |       |        |                |                                                                                   |         |             |             |                |                 | BLD DATE       |            |                             |      |                        |       | LGL DATE  |              | 05/22/2025                |  |         |  | MLU |  |  |  |         |  |  |  |  |  |  |  |
|                          |                  |                |                      |              |                      |                                |       |        |                |                                                                                   |         |             |             |                |                 | XF DATE        |            |                             |      |                        |       | LAND DATE |              |                           |  |         |  |     |  |  |  |         |  |  |  |  |  |  |  |
|                          |                  |                |                      |              |                      |                                |       |        |                |                                                                                   |         |             |             |                |                 | INC DATE       |            |                             |      |                        |       | AG DATE   |              |                           |  |         |  |     |  |  |  |         |  |  |  |  |  |  |  |
| L N                      | OB/XF CODE       | DESCRIPTION    | BLD CAP              | L            | W                    | UNITS                          | UT    | Adj R  | ADJ UNIT PRICE | ORIG COND                                                                         | YEAR ON | YEAR ACTUAL | Q           | % COND         | OB/XF MKT VALUE | NOTES          |            |                             |      |                        |       |           |              |                           |  |         |  |     |  |  |  |         |  |  |  |  |  |  |  |
|                          |                  |                |                      |              |                      |                                |       |        |                |                                                                                   |         |             |             |                |                 |                |            |                             |      |                        |       |           |              |                           |  |         |  |     |  |  |  |         |  |  |  |  |  |  |  |
|                          |                  |                |                      |              |                      |                                |       |        |                |                                                                                   |         |             |             |                |                 |                |            |                             |      |                        |       |           |              |                           |  |         |  |     |  |  |  |         |  |  |  |  |  |  |  |
|                          |                  |                |                      |              |                      |                                |       |        |                |                                                                                   |         |             |             |                |                 |                |            |                             |      |                        |       |           |              |                           |  |         |  |     |  |  |  |         |  |  |  |  |  |  |  |
|                          |                  |                |                      |              |                      |                                |       |        |                |                                                                                   |         |             |             |                |                 |                |            |                             |      |                        |       |           |              |                           |  |         |  |     |  |  |  |         |  |  |  |  |  |  |  |
|                          |                  |                |                      |              |                      |                                |       |        |                |                                                                                   |         |             |             |                |                 |                |            |                             |      |                        |       |           |              |                           |  |         |  |     |  |  |  |         |  |  |  |  |  |  |  |
|                          |                  |                |                      |              |                      |                                |       |        |                |                                                                                   |         |             |             |                |                 |                |            |                             |      |                        |       |           |              |                           |  |         |  |     |  |  |  |         |  |  |  |  |  |  |  |
|                          |                  |                |                      |              |                      |                                |       |        |                |                                                                                   |         |             |             |                |                 |                |            |                             |      |                        |       |           |              |                           |  |         |  |     |  |  |  |         |  |  |  |  |  |  |  |
|                          |                  |                |                      |              |                      |                                |       |        |                |                                                                                   |         |             |             |                |                 |                |            |                             |      |                        |       |           |              |                           |  |         |  |     |  |  |  |         |  |  |  |  |  |  |  |
|                          |                  |                |                      |              |                      |                                |       |        |                |                                                                                   |         |             |             |                |                 |                |            |                             |      |                        |       |           |              |                           |  |         |  |     |  |  |  |         |  |  |  |  |  |  |  |
|                          |                  |                |                      |              |                      |                                |       |        |                |                                                                                   |         |             |             |                |                 |                |            |                             |      |                        |       |           |              |                           |  |         |  |     |  |  |  |         |  |  |  |  |  |  |  |
|                          |                  |                |                      |              |                      |                                |       |        |                |                                                                                   |         |             |             |                |                 |                |            |                             |      |                        |       |           |              |                           |  |         |  |     |  |  |  |         |  |  |  |  |  |  |  |
|                          |                  |                |                      |              |                      |                                |       |        |                |                                                                                   |         |             |             |                |                 |                |            |                             |      |                        |       |           |              |                           |  |         |  |     |  |  |  |         |  |  |  |  |  |  |  |
| LAND DESCRIPTION         |                  |                |                      |              |                      |                                |       |        |                | TOTAL OB/XF                                                                       |         |             |             |                |                 |                |            |                             |      | 0                      |       |           |              |                           |  |         |  |     |  |  |  |         |  |  |  |  |  |  |  |
| L N                      | USE CODE         | CLS            | LAND USE DESCRIPTION | CAP          | R D                  | LOC ZONE                       | FRONT | DEPTH  | TOT LND UTS    | UNIT TYPE                                                                         | D T     | DPTH FACT   | % COND      | TOT ADJ        | UNIT PRICE      | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY                | DECL  | FRZ       | YR           | CONSRV                    |  |         |  |     |  |  |  |         |  |  |  |  |  |  |  |
| 1                        | 000100           | C              | RES                  | 0            | 0006                 | MU-1                           | 75.00 | 125.00 | 75.00          | FF                                                                                |         | 1.00        | 1.00        | 1.00           | 4,250.00        | 4,250.00       | 318,750    |                             |      |                        |       |           |              |                           |  |         |  |     |  |  |  |         |  |  |  |  |  |  |  |
| 2                        | 000100           | C              | RES                  | 0            | 0006                 | MU-1                           | 35.00 | 75.00  | 35.00          | FF                                                                                |         | 1.00        | 1.00        | 0.50           | 4,250.00        | 2,125.00       | 74,375     |                             |      |                        |       |           |              |                           |  |         |  |     |  |  |  |         |  |  |  |  |  |  |  |
|                          |                  |                |                      |              |                      |                                |       |        |                |                                                                                   |         |             |             |                |                 |                |            |                             |      |                        |       |           |              |                           |  |         |  |     |  |  |  |         |  |  |  |  |  |  |  |
|                          |                  |                |                      |              |                      |                                |       |        |                |                                                                                   |         |             |             |                |                 |                |            |                             |      |                        |       |           |              |                           |  |         |  |     |  |  |  |         |  |  |  |  |  |  |  |
|                          |                  |                |                      |              |                      |                                |       |        |                |                                                                                   |         |             |             |                |                 |                |            |                             |      |                        |       |           |              |                           |  |         |  |     |  |  |  |         |  |  |  |  |  |  |  |
|                          |                  |                |                      |              |                      |                                |       |        |                |                                                                                   |         |             |             |                |                 |                |            |                             |      |                        |       |           |              |                           |  |         |  |     |  |  |  |         |  |  |  |  |  |  |  |
|                          |                  |                |                      |              |                      |                                |       |        |                |                                                                                   |         |             |             |                |                 |                |            |                             |      |                        |       |           |              |                           |  |         |  |     |  |  |  |         |  |  |  |  |  |  |  |
|                          |                  |                |                      |              |                      |                                |       |        |                |                                                                                   |         |             |             |                |                 |                |            |                             |      |                        |       |           |              |                           |  |         |  |     |  |  |  |         |  |  |  |  |  |  |  |
|                          |                  |                |                      |              |                      |                                |       |        |                |                                                                                   |         |             |             |                |                 |                |            |                             |      |                        |       |           |              |                           |  |         |  |     |  |  |  |         |  |  |  |  |  |  |  |
|                          |                  |                |                      |              |                      |                                |       |        |                |                                                                                   |         |             |             |                |                 |                |            |                             |      |                        |       |           |              |                           |  |         |  |     |  |  |  |         |  |  |  |  |  |  |  |
|                          |                  |                |                      |              |                      |                                |       |        |                |                                                                                   |         |             |             |                |                 |                |            |                             |      |                        |       |           |              |                           |  |         |  |     |  |  |  |         |  |  |  |  |  |  |  |
|                          |                  |                |                      |              |                      |                                |       |        |                |                                                                                   |         |             |             |                |                 |                |            |                             |      |                        |       |           |              |                           |  |         |  |     |  |  |  |         |  |  |  |  |  |  |  |
|                          |                  |                |                      |              |                      |                                |       |        |                |                                                                                   |         |             |             |                |                 |                |            |                             |      |                        |       |           |              |                           |  |         |  |     |  |  |  |         |  |  |  |  |  |  |  |
|                          |                  |                |                      |              |                      |                                |       |        |                |                                                                                   |         |             |             |                |                 |                |            |                             |      |                        |       |           |              |                           |  |         |  |     |  |  |  |         |  |  |  |  |  |  |  |
|                          |                  |                |                      |              |                      |                                |       |        |                |                                                                                   |         |             |             |                |                 |                |            |                             |      |                        |       |           |              |                           |  |         |  |     |  |  |  |         |  |  |  |  |  |  |  |
|                          |                  |                |                      |              |                      |                                |       |        |                |                                                                                   |         |             |             |                |                 |                |            |                             |      |                        |       |           |              |                           |  |         |  |     |  |  |  |         |  |  |  |  |  |  |  |
|                          |                  |                |                      |              |                      |                                |       |        |                |                                                                                   |         |             |             |                |                 |                |            |                             |      |                        |       |           |              |                           |  |         |  |     |  |  |  |         |  |  |  |  |  |  |  |
|                          |                  |                |                      |              |                      |                                |       |        |                |                                                                                   |         |             |             |                |                 |                |            |                             |      |                        |       |           |              |                           |  |         |  |     |  |  |  |         |  |  |  |  |  |  |  |
|                          |                  |                |                      |              |                      |                                |       |        |                |                                                                                   |         |             |             |                |                 |                |            |                             |      |                        |       |           |              |                           |  |         |  |     |  |  |  |         |  |  |  |  |  |  |  |
|                          |                  |                |                      |              |                      |                                |       |        |                |                                                                                   |         |             |             |                |                 |                |            |                             |      |                        |       |           |              |                           |  |         |  |     |  |  |  |         |  |  |  |  |  |  |  |
|                          |                  |                |                      |              |                      |                                |       |        |                |                                                                                   |         |             |             |                |                 |                |            |                             |      |                        |       |           |              |                           |  |         |  |     |  |  |  |         |  |  |  |  |  |  |  |
|                          |                  |                |                      |              |                      |                                |       |        |                |                                                                                   |         |             |             |                |                 |                |            |                             |      |                        |       |           |              |                           |  |         |  |     |  |  |  |         |  |  |  |  |  |  |  |
|                          |                  |                |                      |              |                      |                                |       |        |                |                                                                                   |         |             |             |                |                 |                |            |                             |      |                        |       |           |              |                           |  |         |  |     |  |  |  |         |  |  |  |  |  |  |  |
|                          |                  |                |                      |              |                      |                                |       |        |                |                                                                                   |         |             |             |                |                 |                |            |                             |      |                        |       |           |              |                           |  |         |  |     |  |  |  |         |  |  |  |  |  |  |  |
|                          |                  |                |                      |              |                      |                                |       |        |                |                                                                                   |         |             |             |                |                 |                |            |                             |      |                        |       |           |              |                           |  |         |  |     |  |  |  |         |  |  |  |  |  |  |  |
|                          |                  |                |                      |              |                      |                                |       |        |                |                                                                                   |         |             |             |                |                 |                |            |                             |      |                        |       |           |              |                           |  |         |  |     |  |  |  |         |  |  |  |  |  |  |  |
|                          |                  |                |                      |              |                      |                                |       |        |                |                                                                                   |         |             |             |                |                 |                |            |                             |      |                        |       |           |              |                           |  |         |  |     |  |  |  |         |  |  |  |  |  |  |  |
|                          |                  |                |                      |              |                      |                                |       |        |                |                                                                                   |         |             |             |                |                 |                |            |                             |      |                        |       |           |              |                           |  |         |  |     |  |  |  |         |  |  |  |  |  |  |  |
|                          |                  |                |                      |              |                      |                                |       |        |                |                                                                                   |         |             |             |                |                 |                |            |                             |      |                        |       |           |              |                           |  |         |  |     |  |  |  |         |  |  |  |  |  |  |  |
|                          |                  |                |                      |              |                      |                                |       |        |                |                                                                                   |         |             |             |                |                 |                |            |                             |      |                        |       |           |              |                           |  |         |  |     |  |  |  |         |  |  |  |  |  |  |  |