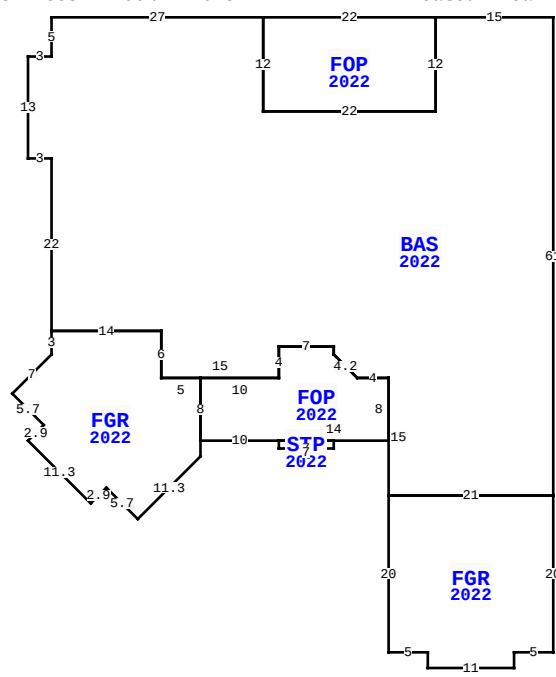


GIBSON ROGER SCOTT LVNG TRUST/GIBSON ROGER SCOTT T
30 WAX MYRTLE
FERNANDINA BEACH, FL 32034

01-6N-29-0201-0016-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT		CD	CONSTRUCTION		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY															
Exterior Wall		10	ABOVE AVG 100		0500	11	3,524	146.8368	243.75	858,975	2022	2022	0	0	0	1.00	99.00	VALUATION BY		STANDARD														
Roof Structure		04	WOOD TRUSS 100		1 SFR CUST 100% - 2023										Heated Area: 2918										HX Base Yr 2023									
Roof Cover		13	STAND SEAM 100												BUILDING MARKET VALUE										850,385									
Interior Wall		05	DRYWALL 100												TOTAL MARKET OB/XF VALUE										75,990									
Interior Floor		12	HARDWOOD 80												TOTAL LAND VALUE - MARKET										600,000									
Interior Floor		11	CLAY TILE 20												TOTAL MARKET VALUE										1,526,375									
Air Condition		03	CENTRAL 100												SOH/AGL Deduction										92,869									
Heating Type		04	AIR DUCTED 100		ASSESSED VALUE										1,433,506																			
Bedrooms			3 100		TOTAL EXEMPTION VALUE										HX HB		51,411																	
Bathrooms			3 100		BASE TAXABLE VALUE										1,382,095																			
Frame		02	WOOD FRAME 100		TOTAL JUST VALUE										1,526,375																			
Stories		1.	1. 100		NCON VALUE										0																			
Units			0 100		INCOME VALUE																													
					PREVIOUS YEAR MKT VALUE										1,442,979																			
Quality		04	Quality Level 04																															
DOR CODE		0100	SINGLE FAMILY																															
MAP NUM			MKT AREA												10																			
NEIGHBORHOOD/LOC		10001.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	2,918	100	2022	2,918	704,150																													
FGR	391	55	2022	215	51,882																													
FGR	442	55	2022	243	58,639																													
FOP	225	30	2022	68	16,409																													
FOP	264	30	2022	79	19,063																													
STP	7	10	2022	1	242																													
TOTALS		4,247			3,524	850,385																												
EXTRA FEATURES					30 WAX MYRTLE, FERNANDINA BEACH										BLD DATE					LGL DATE					05/04/2026					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												
1	0504	FP-ELECTRI			0 100	0	0	1.00		UT	2,000.00		2,000.00		100	2022	2022	3	99	1,980														
2	0860	POOL/SPA			0 100	0	0	1.00		UT	50,000.00		50,000.00		100	2022	2022	04	100	50,000														
3	0911	SCRN RM A			0 100	0	0	1,446.00		SF	18.00		18.00		100	2022	2022	3	90	23,425														
7	1242	WD DECK A			0 100	5	7	35.00		SF	10.00		10.00		100	2022	2022	3	90	315														
8	1242	WD DECK A			0 100	5	6	30.00		SF	10.00		10.00		100	2022	2022	3	90	270														
LAND DESCRIPTION					TOTAL OB/XF										75,990																			
L N	USE CODE	CLS	LAND USE DESCRIPTION		CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	600,000.00	600,000.00	600,000																