



| 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     | STANDARD                          |              |         |      |     |    |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| Exterior Wall                                                                                                                                    | 16               | WD FR STUC 60  |                      |              |                      | 0500                                  | 12               | 6,127     | 222.2202    | 368.89         | 2,260,189      | 2007     | 2009        | 0       | 0          | 0               | 8.00       | 92.00                             | VALUATION BY |         |      |     |    |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| Exterior Wall                                                                                                                                    | 17               | CB STUCCO 40   |                      |              |                      | 1 SFR CUST 100% - 2017                |                  |           |             |                |                |          |             |         |            |                 |            | Heated Area: 4885                 |              |         |      |     |    |        |  |  |  |  |  | HX Base Yr 2017 |  |  |  |  |  |  |  |  |  |  |  |
| Roof Structur                                                                                                                                    | 08               | IRREGULAR 100  |                      |              |                      |                                       |                  |           |             |                |                |          |             |         |            |                 |            | Tax Group: 2                      |              |         |      |     |    |        |  |  |  |  |  | Tax Dist:       |  |  |  |  |  |  |  |  |  |  |  |
| Roof Cover                                                                                                                                       | 07               | CONC TILE 100  |                      |              |                      |                                       |                  |           |             |                |                |          |             |         |            |                 |            | BUILDING MARKET VALUE             |              |         |      |     |    |        |  |  |  |  |  | 2,079,374       |  |  |  |  |  |  |  |  |  |  |  |
| Interior Wall                                                                                                                                    | 05               | DRYWALL 100    |                      |              |                      |                                       |                  |           |             |                |                |          |             |         |            |                 |            | TOTAL MARKET OB/XF VALUE          |              |         |      |     |    |        |  |  |  |  |  | 129,233         |  |  |  |  |  |  |  |  |  |  |  |
| Interior Floo                                                                                                                                    | 11               | CLAY TILE 70   |                      |              |                      |                                       |                  |           |             |                |                |          |             |         |            |                 |            | TOTAL LAND VALUE - MARKET         |              |         |      |     |    |        |  |  |  |  |  | 2,205,000       |  |  |  |  |  |  |  |  |  |  |  |
| Interior Floo                                                                                                                                    | 12               | HARDWOOD 30    |                      |              |                      | TOTAL MARKET VALUE                    |                  |           |             |                |                |          |             |         |            |                 |            | 4,413,607                         |              |         |      |     |    |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| Air Condition                                                                                                                                    | 03               | CENTRAL 100    |                      |              |                      | SOH/AGL Deduction                     |                  |           |             |                |                |          |             |         |            |                 |            | 1,527,546                         |              |         |      |     |    |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| Heating Type                                                                                                                                     | 04               | AIR DUCTED 100 |                      |              |                      | ASSESSED VALUE                        |                  |           |             |                |                |          |             |         |            |                 |            | 2,886,061                         |              |         |      |     |    |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| Bedrooms                                                                                                                                         | 4                | 100            |                      |              |                      | TOTAL EXEMPTION VALUE                 |                  |           |             |                |                |          |             |         |            |                 |            | HX HB 51,411                      |              |         |      |     |    |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| Bathrooms                                                                                                                                        | 3.5              | 100            |                      |              |                      | BASE TAXABLE VALUE                    |                  |           |             |                |                |          |             |         |            |                 |            | 2,834,650                         |              |         |      |     |    |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| Frame                                                                                                                                            | 02               | WOOD FRAME 100 |                      |              |                      | TOTAL JUST VALUE                      |                  |           |             |                |                |          |             |         |            |                 |            | 4,413,607                         |              |         |      |     |    |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| Stories                                                                                                                                          | 2.               | 2. 100         |                      |              |                      | NCON VALUE                            |                  |           |             |                |                |          |             |         |            |                 |            | 0                                 |              |         |      |     |    |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| Units                                                                                                                                            | 0                | 100            |                      |              |                      | INCOME VALUE                          |                  |           |             |                |                |          |             |         |            |                 |            | PREVIOUS YEAR MKT VALUE 4,098,834 |              |         |      |     |    |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| Quality                                                                                                                                          |                  |                |                      |              |                      | 05                                    | Quality Level 05 |           |             |                |                |          |             |         |            |                 |            |                                   |              |         |      |     |    |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| DOR CODE                                                                                                                                         |                  |                |                      |              |                      | 0100                                  | SINGLE FAMILY    |           |             |                |                |          |             |         |            |                 |            |                                   |              |         |      |     |    |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| MAP NUM                                                                                                                                          |                  |                |                      |              |                      |                                       |                  |           |             | MKT AREA       |                |          |             | 01      |            |                 |            |                                   |              |         |      |     |    |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC                                                                                                                                 |                  |                |                      |              |                      | 1053.00                               |                  |           |             |                |                |          |             |         |            |                 |            |                                   |              |         |      |     |    |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| AREA TYPE                                                                                                                                        | TOTAL GROSS AREA | PCT OF BASE    | YEAR                 | TOT ADJ AREA | SUBAREA MARKET VALUE |                                       |                  |           |             |                |                |          |             |         |            |                 |            |                                   |              |         |      |     |    |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| BAS                                                                                                                                              | 541              | 100            | 2007                 | 541          | 183,603              |                                       |                  |           |             |                |                |          |             |         |            |                 |            |                                   |              |         |      |     |    |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| BAS                                                                                                                                              | 1,424            | 100            | 2011                 | 1,424        | 483,275              |                                       |                  |           |             |                |                |          |             |         |            |                 |            |                                   |              |         |      |     |    |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| FGR                                                                                                                                              | 910              | 55             | 2011                 | 500          | 169,689              |                                       |                  |           |             |                |                |          |             |         |            |                 |            |                                   |              |         |      |     |    |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| FOP                                                                                                                                              | 44               | 30             | 2007                 | 13           | 4,412                |                                       |                  |           |             |                |                |          |             |         |            |                 |            |                                   |              |         |      |     |    |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| FOP                                                                                                                                              | 84               | 30             | 2007                 | 25           | 8,484                |                                       |                  |           |             |                |                |          |             |         |            |                 |            |                                   |              |         |      |     |    |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| FOP                                                                                                                                              | 116              | 30             | 2007                 | 35           | 11,878               |                                       |                  |           |             |                |                |          |             |         |            |                 |            |                                   |              |         |      |     |    |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| FOP                                                                                                                                              | 260              | 30             | 2010                 | 78           | 26,471               |                                       |                  |           |             |                |                |          |             |         |            |                 |            |                                   |              |         |      |     |    |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| FOP                                                                                                                                              | 1,245            | 30             | 2011                 | 374          | 126,928              |                                       |                  |           |             |                |                |          |             |         |            |                 |            |                                   |              |         |      |     |    |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| FUS                                                                                                                                              | 2,920            | 100            | 2007                 | 2,920        | 990,986              |                                       |                  |           |             |                |                |          |             |         |            |                 |            |                                   |              |         |      |     |    |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| UOP                                                                                                                                              | 666              | 20             | 2007                 | 133          | 45,137               |                                       |                  |           |             |                |                |          |             |         |            |                 |            |                                   |              |         |      |     |    |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| TOTALS                                                                                                                                           | 8,590            |                |                      | 6,127        | 2,079,374            |                                       |                  |           |             |                |                |          |             |         |            |                 |            |                                   |              |         |      |     |    |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                                   |                  |                |                      |              |                      | 4246 S FLETCHER AVE, FERNANDINA BEACH |                  |           |             |                |                |          |             |         |            |                 |            |                                   |              |         |      |     |    |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| 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            | 2007     | 2007        | 3       | 89         | 1,780           |            |                                   |              |         |      |     |    |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| 4                                                                                                                                                | 1126             | CB/STC 8"      | 0                    | 100          | 0                    | 0                                     | 968.00           | SF        | 8.00        | 8.00           | 100            | 2011     | 2011        | 3       | 90         | 6,970           |            |                                   |              |         |      |     |    |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| 6                                                                                                                                                | 1075             | TRELLIS G      | 0                    | 100          | 11                   | 8                                     | 88.00            | SF        | 35.00       | 35.00          | 100            | 2011     | 2011        | 3       | 56         | 1,725           |            |                                   |              |         |      |     |    |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| 7                                                                                                                                                | 1075             | TRELLIS G      | 0                    | 100          | 22                   | 10                                    | 220.00           | SF        | 35.00       | 35.00          | 100            | 2011     | 2011        | 3       | 56         | 4,312           |            |                                   |              |         |      |     |    |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| 8                                                                                                                                                | 1075             | TRELLIS G      | 0                    | 100          | 32                   | 4                                     | 128.00           | SF        | 35.00       | 35.00          | 100            | 2011     | 2011        | 3       | 56         | 2,509           |            |                                   |              |         |      |     |    |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| 9                                                                                                                                                | 0500             | FP-PRE FAB     | 0                    | 100          | 0                    | 0                                     | 1.00             | UT        | 5,250.00    | 5,250.00       | 100            | 2011     | 2011        | 3       | 93         | 4,883           |            |                                   |              |         |      |     |    |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| 10                                                                                                                                               | 0600             | SUMMER KIT     | 0                    | 100          | 0                    | 0                                     | 1.00             | UT        | 5,000.00    | 5,000.00       | 100            | 2011     | 2011        | 3       | 40         | 2,000           |            |                                   |              |         |      |     |    |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| 11                                                                                                                                               | 0860             | POOL/SPA       | 0                    | 100          | 0                    | 0                                     | 1.00             | UT        | 75,000.00   | 75,000.00      | 100            | 2017     | 2017        | 04      | 95         | 71,250          |            |                                   |              |         |      |     |    |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| 14                                                                                                                                               | 0416             | DUNEWALKS      | 0                    | 100          | 0                    | 0                                     | 1,252.00         | SF        | 30.00       | 30.00          | 100            | 2022     | 2022        | 3       | 90         | 33,804          |            |                                   |              |         |      |     |    |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| LAND DESCRIPTION                                                                                                                                 |                  |                |                      |              |                      | TOTAL OB/XF                           |                  |           |             |                |                |          |             |         |            |                 |            | 129,233                           |              |         |      |     |    |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| L N                                                                                                                                              | USE CODE         | CLS            | LAND USE DESCRIPTION | CAP          | R D                  | LOC ZONE                              | FRONT            | DEPTH     | TOT LND UTS | UNIT TYPE      | D T            | DPH FACT | % COND      | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE  | LAND VALUE | OTHER ADJUSTMENTS AND NOTES       | YEAR         | DENSITY | DECL | FRZ | YR | CONSRV |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| 1                                                                                                                                                | 000120           | C              | RES OCEAN            | 100          | 0006                 | R-1                                   | 105.00           | 400.00    | 105.00      | FF             |                | 1.00     | 1.00        | 1.00    | 21,000.00  | 21,000.00       | 2,205,000  |                                   |              |         |      |     |    |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| REVIEW DATE 02/22/2023 BY DJ Total Acres: 0.00 Total Land Value: 2,205,000 Market: 0 Agricultural: 0 Common: 2,205,000 PRINTED 07/09/2026 BY SYS |                  |                |                      |              |                      |                                       |                  |           |             |                |                |          |             |         |            |                 |            |                                   |              |         |      |     |    |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |