

LOT 7  
IN OR 2001/712  
NORTH HAMPTON #4 PB 6/384

JUNAK FAMILY TRUST/JUNAK GEORGE M TRUSTEE  
85478 SAGAPONACK DR  
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1462-0007-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 16 | WD FR STUC 90  |
| Exterior Wall            | 21 | STONE 10       |
| Roof Structure           | 08 | IRREGULAR 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 14 | CARPET 70      |
| Interior Floor           | 11 | CLAY TILE 30   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 2 100          |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 1. | 1. 100         |
| Units                    |    | 0 100          |
| Occupancy                | 00 | NONE 100       |

|          |      |                  |
|----------|------|------------------|
| Quality  | 01   | Quality Level 01 |
| DOR CODE | 0100 | SINGLE FAMILY    |

|                  |         |          |    |
|------------------|---------|----------|----|
| MAP NUM          |         | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4043.00 |          |    |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 1,797            | 100         | 2005 | 1,797        | 229,608              |
| FGR       | 483              | 55          | 2005 | 266          | 33,988               |
| FOP       | 76               | 30          | 2005 | 23           | 2,939                |
| FOP       | 140              | 30          | 2005 | 42           | 5,367                |
| TOTALS    | 2,496            |             |      | 2,128        | 271,901              |

| EXTRA FEATURES |            |             |     |     |    |    |        |    |          |
|----------------|------------|-------------|-----|-----|----|----|--------|----|----------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS  | UT | Adj R    |
| 1              | 0500       | FP-PRE FAB  | 0   | 0   | 0  | 0  | 1.00   | UT | 3,500.00 |
| 4              | 0911       | SCRN RM A   | 0   | 0   | 10 | 20 | 200.00 | SF | 18.00    |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000100   | C   | RES                  | 0   |     | PUD      | 0.00  | 0.00  | 1.00        |

| TYPE                                           | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |
|------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| 0900                                           | 01  | 2,128     | 102.1356    | 141.97         | 302,112        | 2005 | 2005 | 0    | 0    | 10.00 | 90.00  |
| 1 SNGL FAM 0% - 0 Heated Area: 1797 HX Base Yr |     |           |             |                |                |      |      |      |      |       |        |
|                                                |     |           |             |                |                |      |      |      |      |       |        |
| 96041 LONG BEACH DR, FERNANDINA BEACH          |     |           |             |                |                |      |      |      |      |       |        |
| BLD DATE 03/29/2023 NW LGL DATE 05/04/2026 MLU |     |           |             |                |                |      |      |      |      |       |        |

| 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   | 0500       | FP-PRE FAB  | 0   | 0   | 0  | 0  | 1.00   | UT | 3,500.00 | 3,500.00       | 100       | 2005    | 2005        | 3 | 87     | 3,045           |       |
| 4   | 0911       | SCRN RM A   | 0   | 0   | 10 | 20 | 200.00 | SF | 18.00    | 18.00          | 100       | 2011    | 2011        | 3 | 40     | 1,440           |       |

| TOTAL OB/XF |       |       |             |           |     |          |        |         |            |                |      |  | 4,485 |  |  |
|-------------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------|--|-------|--|--|
| LOC ZONE    | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | L VA |  |       |  |  |
| PUD         | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     | 1.00   | 1.00    | 75,000.00  | 75,000.00      |      |  |       |  |  |
|             |       |       |             |           |     |          |        |         |            |                |      |  |       |  |  |
|             |       |       |             |           |     |          |        |         |            |                |      |  |       |  |  |
|             |       |       |             |           |     |          |        |         |            |                |      |  |       |  |  |
|             |       |       |             |           |     |          |        |         |            |                |      |  |       |  |  |
|             |       |       |             |           |     |          |        |         |            |                |      |  |       |  |  |
|             |       |       |             |           |     |          |        |         |            |                |      |  |       |  |  |

| NASSAU COUNTY PROPERTY    |  |  |  |  |  |  |  |  |  | PAGE 1 of 1 4          |  |  |  |  |  |  |  |  |  |  |  |
|---------------------------|--|--|--|--|--|--|--|--|--|------------------------|--|--|--|--|--|--|--|--|--|--|--|
| VALUATION SUMMARY         |  |  |  |  |  |  |  |  |  | STANDARD               |  |  |  |  |  |  |  |  |  |  |  |
| VALUATION BY              |  |  |  |  |  |  |  |  |  | Tax Group: 4 Tax Dist: |  |  |  |  |  |  |  |  |  |  |  |
| BUILDING MARKET VALUE     |  |  |  |  |  |  |  |  |  | 271,901                |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  |  |  |  |  |  | 4,485                  |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  |  |  |  |  |  | 75,000                 |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL MARKET VALUE        |  |  |  |  |  |  |  |  |  | 351,386                |  |  |  |  |  |  |  |  |  |  |  |
| SOH/AGL Deduction         |  |  |  |  |  |  |  |  |  | 6,693                  |  |  |  |  |  |  |  |  |  |  |  |
| ASSESSED VALUE            |  |  |  |  |  |  |  |  |  | 344,693                |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  |  |  |  |  |  | 0                      |  |  |  |  |  |  |  |  |  |  |  |
| BASE TAXABLE VALUE        |  |  |  |  |  |  |  |  |  | 344,693                |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL JUST VALUE          |  |  |  |  |  |  |  |  |  | 351,386                |  |  |  |  |  |  |  |  |  |  |  |
| NCON VALUE                |  |  |  |  |  |  |  |  |  | 0                      |  |  |  |  |  |  |  |  |  |  |  |
| INCOME VALUE              |  |  |  |  |  |  |  |  |  |                        |  |  |  |  |  |  |  |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  |  |  |  |  |  | 368,418                |  |  |  |  |  |  |  |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT   | ISSUED     |
|------------|-------------|-------|------------|
| B24508     | ADDITION    | 4,922 | 03/01/2011 |
| B13531     | NEW CONSTR  | 0     | 12/01/2004 |

| SALES DATA                     |            |              |        |        |           |               |
|--------------------------------|------------|--------------|--------|--------|-----------|---------------|
| OFF RECORD<br>Number           | DATE       | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |
| 2001/0712                      | 8/31/2015  | WD           | Q      | I      | 01        | 231,000       |
| GRANTOR: BRESCIANI MARIA G & J |            |              |        |        |           |               |
| GRANTEE: JUNAK FAMILY TRUST    |            |              |        |        |           |               |
| 1450/1529                      | 10/09/2006 | WD           | U      | I      | 07        | 100           |
| GRANTOR: MORRISON HOMES INC    |            |              |        |        |           |               |
| GRANTEE: BRESCIANI MARIA G &   |            |              |        |        |           |               |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                   |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2005] W19 FOP=[YR=2005] W20 S7 E20 N7\$ S7 W20 S42 D4 R4 E6 U2 R2 FOP=[YR=2005] S7 E8 FGR=[YR=2005] S16 E19 N25 W11 N1 W8 S10\$ N10 W6 S1 D2 L2 \$ U2 R2 N1 E14 S1 E11 N49\$. |  |  |  |  |  |  |  |  |  |