

LOT 63  
IN OR 1351/522  
NORTH HAMPTON #4 PB 6/384

POLLOCK NANCY J  
P O BOX 145  
YULEE, FL 32041

2026

12-2N-27-1462-0063-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 16 | WD FR STUC 100 |
| Roof Structur            | 08 | IRREGULAR 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 14 | CARPET 70      |
| Interior Floo            | 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       | 1,834            | 100         | 2005 | 1,834        | 230,490              |
| FGR       | 427              | 55          | 2005 | 235          | 29,534               |
| FOP       | 62               | 30          | 2005 | 19           | 2,388                |
| FSP       | 140              | 40          | 2005 | 56           | 7,038                |
| TOTALS    | 2,463            |             |      | 2,144        | 269,449              |

| EXTRA FEATURES |            |             |         |     |       |    |          |                |       |
|----------------|------------|-------------|---------|-----|-------|----|----------|----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L W | UNITS | UT | Adj R    | ADJ UNIT PRICE | NOTES |
| 1              | 0500       | FP-PRE FAB  | 0 100   | 0 0 | 1.00  | UT | 3,500.00 | 3,500.00       |       |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000135   | C   | RES NATURAL          | 100 |     | PUD      | 0.00  | 0.00  | 1.00        |

REVIEW DATE 01/01/2023 BY CD

| MARKET ADJUSTMENTS                                       |     |           |             |                |                |      |      |      |      |
|----------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|
| TYPE                                                     | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |
| 0900                                                     | 01  | 2,144     | 100.4598    | 139.64         | 299,388        | 2005 | 2005 | 0    | 0    |
| 1 SNGL FAM 100% - 2006 Heated Area: 1834 HX Base Yr 2006 |     |           |             |                |                |      |      |      |      |
|                                                          |     |           |             |                |                |      |      |      |      |
| 96058 LONG BEACH DR, FERNANDINA BEACH                    |     |           |             |                |                |      |      |      |      |

| TOTAL OB/XF |            |             |         |     |       |    |          |                |       |
|-------------|------------|-------------|---------|-----|-------|----|----------|----------------|-------|
| L N         | OB/XF CODE | DESCRIPTION | BLD CAP | L W | UNITS | UT | Adj R    | ADJ UNIT PRICE | NOTES |
| 1           | 0500       | FP-PRE FAB  | 0 100   | 0 0 | 1.00  | UT | 3,500.00 | 3,500.00       |       |

| TOTAL OB/XF |            |             |         |     |       |    |          |                |       |
|-------------|------------|-------------|---------|-----|-------|----|----------|----------------|-------|
| L N         | OB/XF CODE | DESCRIPTION | BLD CAP | L W | UNITS | UT | Adj R    | ADJ UNIT PRICE | NOTES |
| 1           | 0500       | FP-PRE FAB  | 0 100   | 0 0 | 1.00  | UT | 3,500.00 | 3,500.00       |       |

Total Acres: 0.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000

| NASSAU COUNTY PROPERTY    |  |  |  |  |           |  |  |  |  |
|---------------------------|--|--|--|--|-----------|--|--|--|--|
| VALUATION SUMMARY         |  |  |  |  |           |  |  |  |  |
| VALUATION BY              |  |  |  |  | STANDARD  |  |  |  |  |
| Tax Group: 4              |  |  |  |  | Tax Dist: |  |  |  |  |
| BUILDING MARKET VALUE     |  |  |  |  | 269,449   |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  | 3,045     |  |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  | 105,000   |  |  |  |  |
| TOTAL MARKET VALUE        |  |  |  |  | 377,494   |  |  |  |  |
| SOH/AGL Deduction         |  |  |  |  | 177,097   |  |  |  |  |
| ASSESSED VALUE            |  |  |  |  | 200,397   |  |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  | 51,411    |  |  |  |  |
| BASE TAXABLE VALUE        |  |  |  |  | 148,986   |  |  |  |  |
| TOTAL JUST VALUE          |  |  |  |  | 377,494   |  |  |  |  |
| NCON VALUE                |  |  |  |  | 0         |  |  |  |  |
| INCOME VALUE              |  |  |  |  |           |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  | 405,159   |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| M09444     | MECH OTHER  | 0       | 03/01/2005 |
| P09016     | OTHER       | 0       | 02/01/2005 |
| E14250     | ELEC OTHER  | 2,000   | 02/01/2005 |
| B0414281   | NEW CONSTR  | 180,000 | 12/01/2004 |
| R047037    | REPAIR/RRF  | 5,000   | 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 |
| 1351/0522                  | 9/20/2005 | WD           | Q      | I      |           | 255,800       |
| GRANTOR:MORRISON HOMES INC |           |              |        |        |           |               |
| GRANTEE:POLLOCK NANCY J    |           |              |        |        |           |               |
| 1201/1770                  | 1/15/2004 | WD           | U      | V      | 19        | 2,970,000     |
| GRANTOR:NORTH HAMPTON LLC  |           |              |        |        |           |               |
| GRANTEE:MORRISON HOMES INC |           |              |        |        |           |               |

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

| BUILDING DIMENSIONS                                                                                                                                                                            |  |  |  |  |  |  |  |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2005] W19 FSP=[YR=2005] W20 S7 E20 N7\$ S7 W20 S44 E2 S2 E2 S2 E6 N2 E2 FOP=[YR=2005] S4 E7 FGR=[YR=2005] S14 E20 N21 W13 N1 W7 S8\$ N10 W5 S4 W2 S2\$ N2 E2 N4 E5 S2 E7 S1 E13 N50\$. |  |  |  |  |  |  |  |  |  |