



| BUILDING CHARACTERISTICS |                  |                  |      |              |                      |
|--------------------------|------------------|------------------|------|--------------|----------------------|
| ELEMENT                  | CD               | CONSTRUCTION     |      |              |                      |
| Exterior Wall            | 31               | HARDIE BRD 100   |      |              |                      |
| Roof Structure           | 08               | IRREGULAR 100    |      |              |                      |
| Roof Cover               | 03               | COMP SHNGL 100   |      |              |                      |
| Interior Wall            | 05               | DRYWALL 100      |      |              |                      |
| Interior Floor           | 11               | CLAY TILE 70     |      |              |                      |
| Interior Floor           | 14               | CARPET 30        |      |              |                      |
| Air Condition            | 03               | CENTRAL 100      |      |              |                      |
| Heating Type             | 04               | AIR DUCTED 100   |      |              |                      |
| Bedrooms                 |                  | 4 100            |      |              |                      |
| Bathrooms                |                  | 3.5 100          |      |              |                      |
| Frame                    | 02               | WOOD FRAME 100   |      |              |                      |
| Stories                  | 1.               | 1. 100           |      |              |                      |
| Units                    |                  | 0 100            |      |              |                      |
| Occupancy                | 00               | NONE 100         |      |              |                      |
|                          |                  |                  |      |              |                      |
| Quality                  | 02               | Quality Level 02 |      |              |                      |
| DOR CODE                 | 0100             | SINGLE FAMILY    |      |              |                      |
| MAP NUM                  |                  | MKT AREA         |      |              | 04                   |
| NEIGHBORHOOD/LOC         | 4077.00          |                  |      |              |                      |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE      | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS                      | 2,802            | 100              | 2017 | 2,802        | 397,802              |
| FGR                      | 702              | 55               | 2017 | 386          | 54,800               |
| FOP                      | 238              | 30               | 2017 | 71           | 10,080               |
| FOP                      | 254              | 30               | 2017 | 76           | 10,790               |
| TOTALS                   | 3,996            |                  |      | 3,335        | 473,472              |

| MARKET ADJUSTMENTS                                       |     |           |             |                |                |      |      |      |      |      |        |
|----------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE                                                     | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
| 0900                                                     | 01  | 3,335     | 105.8414    | 147.12         | 490,645        | 2017 | 2017 | 0    | 0    | 3.50 | 96.50  |
| 1 SNGL FAM 100% - 2026 Heated Area: 2802 HX Base Yr 2026 |     |           |             |                |                |      |      |      |      |      |        |
|                                                          |     |           |             |                |                |      |      |      |      |      |        |

|          |                                         |           |            |
|----------|-----------------------------------------|-----------|------------|
| BLD DATE |                                         | LGL DATE  |            |
| XF DATE  |                                         | LAND DATE | 06/13/2023 |
| INC DATE | 85310 CHERRY CREEK DR, FERNANDINA BEACH |           |            |
|          |                                         |           |            |

| NASSAU COUNTY PROPERTY    |  |  |  |  |           |  |  |  |  | PAGE 1 of 1 |  | 4 |
|---------------------------|--|--|--|--|-----------|--|--|--|--|-------------|--|---|
| VALUATION SUMMARY         |  |  |  |  |           |  |  |  |  |             |  |   |
| VALUATION BY              |  |  |  |  |           |  |  |  |  | STANDARD    |  |   |
| Tax Group: 4              |  |  |  |  | Tax Dist: |  |  |  |  |             |  |   |
| BUILDING MARKET VALUE     |  |  |  |  |           |  |  |  |  | 473,472     |  |   |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  |           |  |  |  |  | 59,456      |  |   |
| TOTAL LAND VALUE - MARKET |  |  |  |  |           |  |  |  |  | 75,000      |  |   |
| TOTAL MARKET VALUE        |  |  |  |  |           |  |  |  |  | 607,928     |  |   |
| SOH/AGL Deduction         |  |  |  |  |           |  |  |  |  | 0           |  |   |
| ASSESSED VALUE            |  |  |  |  |           |  |  |  |  | 607,928     |  |   |
| TOTAL EXEMPTION VALUE     |  |  |  |  | HX HB     |  |  |  |  | 51,411      |  |   |
| BASE TAXABLE VALUE        |  |  |  |  |           |  |  |  |  | 556,517     |  |   |
| TOTAL JUST VALUE          |  |  |  |  |           |  |  |  |  | 607,928     |  |   |
| NCON VALUE                |  |  |  |  |           |  |  |  |  | 0           |  |   |
| INCOME VALUE              |  |  |  |  |           |  |  |  |  |             |  |   |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  |           |  |  |  |  | 611,285     |  |   |
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