

**OCEAN OUTBOARD MARINE INC**  
1619 NORTH 14TH ST  
FERNANDINA BEACH, FL 32034

**14-3N-28-0000-0009-0010**

| BUILDING CHARACTERISTICS |                  |                                |                      |              |                      |           |       |            |                | MARKET ADJUSTMENTS               |          |             |             |                |                 |                |            |                             |      | NASSAU COUNTY PROPERTY      |       |        |    |        |  |  |  |  |  |  |
|--------------------------|------------------|--------------------------------|----------------------|--------------|----------------------|-----------|-------|------------|----------------|----------------------------------|----------|-------------|-------------|----------------|-----------------|----------------|------------|-----------------------------|------|-----------------------------|-------|--------|----|--------|--|--|--|--|--|--|
| CONSTRUCTION             |                  |                                |                      |              |                      |           |       |            |                | VALUATION SUMMARY                |          |             |             |                |                 |                |            |                             |      | PAGE 1 of 2                 |       |        |    |        |  |  |  |  |  |  |
| ELEMENT                  | CD               |                                |                      |              |                      |           |       |            |                | TYPE                             | MDL      | EFF. AREA   | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW  | AYB            | EYB        | ECON                        | FNCT |                             | NORM  | % COND |    |        |  |  |  |  |  |  |
| Exterior Wall            | 05               | AVERAGE 90                     |                      |              |                      |           |       |            |                | 1701                             | 04       | 960         | 99.6030     | 148.66         | 142,714         | 1982           | 1990       |                             | 0    | 0                           | 45.50 | 54.50  |    |        |  |  |  |  |  |  |
| Exterior Wall            | 15               | CONC BLOCK 10                  |                      |              |                      |           |       |            |                | 1 OFFICE 0% - 0                  |          |             |             |                |                 |                |            |                             |      | Heated Area: 960 HX Base Yr |       |        |    |        |  |  |  |  |  |  |
| Roof Structure           | 04               | WOOD TRUSS 100                 |                      |              |                      |           |       |            |                |                                  |          |             |             |                |                 |                |            |                             |      |                             |       |        |    |        |  |  |  |  |  |  |
| Roof Cover               | 03               | COMP SHNGL 100                 |                      |              |                      |           |       |            |                |                                  |          |             |             |                |                 |                |            |                             |      |                             |       |        |    |        |  |  |  |  |  |  |
| Interior Wall            | 06               | CUST PANEL 100                 |                      |              |                      |           |       |            |                |                                  |          |             |             |                |                 |                |            |                             |      |                             |       |        |    |        |  |  |  |  |  |  |
| Interior Floor           | 03               | CONC FINSH 50                  |                      |              |                      |           |       |            |                |                                  |          |             |             |                |                 |                |            |                             |      |                             |       |        |    |        |  |  |  |  |  |  |
| Interior Floor           | 12               | HARDWOOD 50                    |                      |              |                      |           |       |            |                |                                  |          |             |             |                |                 |                |            |                             |      |                             |       |        |    |        |  |  |  |  |  |  |
| Ceiling                  | 01               | FIN.SUSPD 100                  |                      |              |                      |           |       |            |                |                                  |          |             |             |                |                 |                |            |                             |      |                             |       |        |    |        |  |  |  |  |  |  |
| Air Condition            | 03               | CENTRAL 100                    |                      |              |                      |           |       |            |                |                                  |          |             |             |                |                 |                |            |                             |      |                             |       |        |    |        |  |  |  |  |  |  |
| Heating Type             | 04               | AIR DUCTED 100                 |                      |              |                      |           |       |            |                |                                  |          |             |             |                |                 |                |            |                             |      |                             |       |        |    |        |  |  |  |  |  |  |
| Fixtures                 |                  | 3 100                          |                      |              |                      |           |       |            |                |                                  |          |             |             |                |                 |                |            |                             |      |                             |       |        |    |        |  |  |  |  |  |  |
| Frame                    | 02               | WOOD FRAME 100                 |                      |              |                      |           |       |            |                |                                  |          |             |             |                |                 |                |            |                             |      |                             |       |        |    |        |  |  |  |  |  |  |
| Story Height             |                  | 9 100                          |                      |              |                      |           |       |            |                |                                  |          |             |             |                |                 |                |            |                             |      |                             |       |        |    |        |  |  |  |  |  |  |
| RMS                      |                  | 5 100                          |                      |              |                      |           |       |            |                |                                  |          |             |             |                |                 |                |            |                             |      |                             |       |        |    |        |  |  |  |  |  |  |
| Stories                  | 1.               | 1. 100                         |                      |              |                      |           |       |            |                |                                  |          |             |             |                |                 |                |            |                             |      |                             |       |        |    |        |  |  |  |  |  |  |
| Units                    |                  | 0 100                          |                      |              |                      |           |       |            |                |                                  |          |             |             |                |                 |                |            |                             |      |                             |       |        |    |        |  |  |  |  |  |  |
| BUD8 Adjustme            | 02               | DIST FB 100                    |                      |              |                      |           |       |            |                |                                  |          |             |             |                |                 |                |            |                             |      |                             |       |        |    |        |  |  |  |  |  |  |
| Occupancy                | 00               | OWNER OCC 100                  |                      |              |                      |           |       |            |                |                                  |          |             |             |                |                 |                |            |                             |      |                             |       |        |    |        |  |  |  |  |  |  |
| Quality                  | 03               | Quality Level 03               |                      |              |                      |           |       |            |                |                                  |          |             |             |                |                 |                |            |                             |      |                             |       |        |    |        |  |  |  |  |  |  |
| DOR CODE                 |                  | 2000 TRANSIT TERMINALS/MARINAS |                      |              |                      |           |       |            |                |                                  |          |             |             |                |                 |                |            |                             |      |                             |       |        |    |        |  |  |  |  |  |  |
| MAP NUM                  |                  |                                |                      |              |                      |           |       |            |                |                                  |          | MKT AREA    |             | 01             |                 |                |            |                             |      |                             |       |        |    |        |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC         |                  | 1003.00                        |                      |              |                      |           |       |            |                |                                  |          |             |             |                |                 |                |            |                             |      |                             |       |        |    |        |  |  |  |  |  |  |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE                    | YEAR                 | TOT ADJ AREA | SUBAREA MARKET VALUE |           |       |            |                |                                  |          |             |             |                |                 |                |            |                             |      |                             |       |        |    |        |  |  |  |  |  |  |
| BAS                      | 546              | 100                            | 1993                 | 546          | 44,237               |           |       |            |                |                                  |          |             |             |                |                 |                |            |                             |      |                             |       |        |    |        |  |  |  |  |  |  |
| BAS                      | 55               | 100                            | 1994                 | 55           | 4,456                |           |       |            |                |                                  |          |             |             |                |                 |                |            |                             |      |                             |       |        |    |        |  |  |  |  |  |  |
| BAS                      | 359              | 100                            | 1994                 | 359          | 29,086               |           |       |            |                |                                  |          |             |             |                |                 |                |            |                             |      |                             |       |        |    |        |  |  |  |  |  |  |
| TOTALS                   |                  | 960                            |                      |              |                      | 960       |       | 77,779     |                |                                  |          |             |             |                |                 |                |            |                             |      |                             |       |        |    |        |  |  |  |  |  |  |
| EXTRA FEATURES           |                  |                                |                      |              |                      |           |       |            |                | 1619 N 14TH ST, FERNANDINA BEACH |          |             |             |                |                 |                |            |                             |      |                             |       |        |    |        |  |  |  |  |  |  |
| BLD DATE                 |                  | 04/04/2025                     |                      | KW           |                      | LGL DATE  |       | 04/24/2025 |                | DC                               |          |             |             |                |                 |                |            |                             |      |                             |       |        |    |        |  |  |  |  |  |  |
| XF DATE                  |                  | 04/04/2025                     |                      | KW           |                      | 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                        | 0858             | SCULP CONC                     | 1                    | 0            | 0                    | 0         |       |            | 436.00         | SF                               | 13.00    |             |             |                | 13.00           | 100            | 1997       | 1997                        | 3    | 91                          |       | 5,158  |    |        |  |  |  |  |  |  |
| 2                        | 0317             | DCK PLNG W                     | 0                    | 0            | 0                    | 0         |       |            | 6.00           | UT                               | 1,000.00 |             |             |                | 1,000.00        | 100            | 2001       | 2001                        | 3    | 20                          |       | 1,200  |    |        |  |  |  |  |  |  |
| 3                        | 0310             | AL GANG WY                     | 0                    | 0            | 0                    | 0         |       |            | 20.00          | LF                               | 115.00   |             |             |                | 115.00          | 100            | 2004       | 2004                        | 3    | 20                          |       | 460    |    |        |  |  |  |  |  |  |
| 4                        | 0304             | DOCK MD WD                     | 0                    | 0            | 60                   | 5         |       |            | 258.00         | SF                               | 28.00    |             |             |                | 28.00           | 100            | 1980       | 1980                        | 3    | 20                          |       | 1,445  |    |        |  |  |  |  |  |  |
| 5                        | 0302             | FLT DOCK C                     | 0                    | 0            | 10                   | 7         |       |            | 70.00          | SF                               | 50.00    |             |             |                | 50.00           | 100            | 2001       | 2001                        | 3    | 20                          |       | 700    |    |        |  |  |  |  |  |  |
| 6                        | 0302             | FLT DOCK C                     | 0                    | 0            | 120                  | 8         |       |            | 840.00         | SF                               | 50.00    |             |             |                | 50.00           | 100            | 2001       | 2001                        | 3    | 20                          |       | 8,400  |    |        |  |  |  |  |  |  |
| 7                        | 0300             | BOAT DCK W                     | 0                    | 0            | 10                   | 12        |       |            | 120.00         | SF                               | 40.00    |             |             |                | 40.00           | 100            | 2009       | 2009                        | 3    | 48                          |       | 2,304  |    |        |  |  |  |  |  |  |
| 8                        | 0350             | CARPORT WD                     | 0                    | 0            | 10                   | 12        |       |            | 120.00         | SF                               | 8.58     |             |             |                | 8.58            | 100            | 2009       | 2009                        | 3    | 31                          |       | 319    |    |        |  |  |  |  |  |  |
| 9                        | 0803             | ASPHALT C                      | 0                    | 0            | 0                    | 0         |       |            | 2,809.00       | SF                               | 2.00     |             |             |                | 2.00            | 100            | 2001       | 2001                        | 3    | 50                          |       | 2,809  |    |        |  |  |  |  |  |  |
| 10                       | 0810             | CONCRETE A                     | 0                    | 0            | 0                    | 0         |       |            | 828.00         | SF                               | 6.50     |             |             |                | 6.50            | 100            | 1997       | 1997                        | 3    | 70                          |       | 3,767  |    |        |  |  |  |  |  |  |
| LAND DESCRIPTION         |                  |                                |                      |              |                      |           |       |            |                | TOTAL OB/XF                      |          |             |             |                |                 |                |            |                             |      | 26,562                      |       |        |    |        |  |  |  |  |  |  |
| 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                        | 002001           | C                              | TRANS TERM           | 0            |                      | IW        | 0.00  | 0.00       | 41,820.00      | SF                               |          | 1.00        | 1.00        | 1.65           | 4.75            | 7.84           | 327,764    |                             |      |                             |       |        |    |        |  |  |  |  |  |  |
|                          |                  |                                |                      |              |                      |           |       |            |                |                                  |          |             |             |                |                 |                |            |                             |      |                             |       |        |    |        |  |  |  |  |  |  |
|                          |                  |                                |                      |              |                      |           |       |            |                |                                  |          |             |             |                |                 |                |            |                             |      |                             |       |        |    |        |  |  |  |  |  |  |
|                          |                  |                                |                      |              |                      |           |       |            |                |                                  |          |             |             |                |                 |                |            |                             |      |                             |       |        |    |        |  |  |  |  |  |  |
|                          |                  |                                |                      |              |                      |           |       |            |                |                                  |          |             |             |                |                 |                |            |                             |      |                             |       |        |    |        |  |  |  |  |  |  |
|                          |                  |                                |                      |              |                      |           |       |            |                |                                  |          |             |             |                |                 |                |            |                             |      |                             |       |        |    |        |  |  |  |  |  |  |
|                          |                  |                                |                      |              |                      |           |       |            |                |                                  |          |             |             |                |                 |                |            |                             |      |                             |       |        |    |        |  |  |  |  |  |  |
|                          |                  |                                |                      |              |                      |           |       |            |                |                                  |          |             |             |                |                 |                |            |                             |      |                             |       |        |    |        |  |  |  |  |  |  |
|                          |                  |                                |                      |              |                      |           |       |            |                |                                  |          |             |             |                |                 |                |            |                             |      |                             |       |        |    |        |  |  |  |  |  |  |
|                          |                  |                                |                      |              |                      |           |       |            |                |                                  |          |             |             |                |                 |                |            |                             |      |                             |       |        |    |        |  |  |  |  |  |  |
|                          |                  |                                |                      |              |                      |           |       |            |                |                                  |          |             |             |                |                 |                |            |                             |      |                             |       |        |    |        |  |  |  |  |  |  |
|                          |                  |                                |                      |              |                      |           |       |            |                |                                  |          |             |             |                |                 |                |            |                             |      |                             |       |        |    |        |  |  |  |  |  |  |
|                          |                  |                                |                      |              |                      |           |       |            |                |                                  |          |             |             |                |                 |                |            |                             |      |                             |       |        |    |        |  |  |  |  |  |  |
|                          |                  |                                |                      |              |                      |           |       |            |                |                                  |          |             |             |                |                 |                |            |                             |      |                             |       |        |    |        |  |  |  |  |  |  |
|                          |                  |                                |                      |              |                      |           |       |            |                |                                  |          |             |             |                |                 |                |            |                             |      |                             |       |        |    |        |  |  |  |  |  |  |
|                          |                  |                                |                      |              |                      |           |       |            |                |                                  |          |             |             |                |                 |                |            |                             |      |                             |       |        |    |        |  |  |  |  |  |  |
|                          |                  |                                |                      |              |                      |           |       |            |                |                                  |          |             |             |                |                 |                |            |                             |      |                             |       |        |    |        |  |  |  |  |  |  |
|                          |                  |                                |                      |              |                      |           |       |            |                |                                  |          |             |             |                |                 |                |            |                             |      |                             |       |        |    |        |  |  |  |  |  |  |
|                          |                  |                                |                      |              |                      |           |       |            |                |                                  |          |             |             |                |                 |                |            |                             |      |                             |       |        |    |        |  |  |  |  |  |  |
|                          |                  |                                |                      |              |                      |           |       |            |                |                                  |          |             |             |                |                 |                |            |                             |      |                             |       |        |    |        |  |  |  |  |  |  |
|                          |                  |                                |                      |              |                      |           |       |            |                |                                  |          |             |             |                |                 |                |            |                             |      |                             |       |        |    |        |  |  |  |  |  |  |
|                          |                  |                                |                      |              |                      |           |       |            |                |                                  |          |             |             |                |                 |                |            |                             |      |                             |       |        |    |        |  |  |  |  |  |  |
|                          |                  |                                |                      |              |                      |           |       |            |                |                                  |          |             |             |                |                 |                |            |                             |      |                             |       |        |    |        |  |  |  |  |  |  |
|                          |                  |                                |                      |              |                      |           |       |            |                |                                  |          |             |             |                |                 |                |            |                             |      |                             |       |        |    |        |  |  |  |  |  |  |
|                          |                  |                                |                      |              |                      |           |       |            |                |                                  |          |             |             |                |                 |                |            |                             |      |                             |       |        |    |        |  |  |  |  |  |  |
|                          |                  |                                |                      |              |                      |           |       |            |                |                                  |          |             |             |                |                 |                |            |                             |      |                             |       |        |    |        |  |  |  |  |  |  |
|                          |                  |                                |                      |              |                      |           |       |            |                |                                  |          |             |             |                |                 |                |            |                             |      |                             |       |        |    |        |  |  |  |  |  |  |
|                          |                  |                                |                      |              |                      |           |       |            |                |                                  |          |             |             |                |                 |                |            |                             |      |                             |       |        |    |        |  |  |  |  |  |  |
|                          |                  |                                |                      |              |                      |           |       |            |                |                                  |          |             |             |                |                 |                |            |                             |      |                             |       |        |    |        |  |  |  |  |  |  |
|                          |                  |                                |                      |              |                      |           |       |            |                |                                  |          |             |             |                |                 |                |            |                             |      |                             |       |        |    |        |  |  |  |  |  |  |
|                          |                  |                                |                      |              |                      |           |       |            |                |                                  |          |             |             |                |                 |                |            |                             |      |                             |       |        |    |        |  |  |  |  |  |  |
|                          |                  |                                |                      |              |                      |           |       |            |                |                                  |          |             |             |                |                 |                |            |                             |      |                             |       |        |    |        |  |  |  |  |  |  |
|                          |                  |                                |                      |              |                      |           |       |            |                |                                  |          |             |             |                |                 |                |            |                             |      |                             |       |        |    |        |  |  |  |  |  |  |
|                          |                  |                                |                      |              |                      |           |       |            |                |                                  |          |             |             |                |                 |                |            |                             |      |                             |       |        |    |        |  |  |  |  |  |  |
|                          |                  |                                |                      |              |                      |           |       |            |                |                                  |          |             |             |                |                 |                |            |                             |      |                             |       |        |    |        |  |  |  |  |  |  |
|                          |                  |                                |                      |              |                      |           |       |            |                |                                  |          |             |             |                |                 |                |            |                             |      |                             |       |        |    |        |  |  |  |  |  |  |
|                          |                  |                                |                      |              |                      |           |       |            |                |                                  |          |             |             |                |                 | </             |            |                             |      |                             |       |        |    |        |  |  |  |  |  |  |

**OCEAN OUTBOARD MARINE INC**  
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FERNANDINA BEACH, FL 32034

**14-3N-28-0000-0009-0010**

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