



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 16 | WD FR STUC 100 |
| Roof Structure           | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 14 | CARPET 60      |
| Interior Floor           | 11 | CLAY TILE 40   |
| 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 | 4041.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 1,972            | 100         | 2003 | 1,972        | 243,570              |
| FGR       | 462              | 55          | 2003 | 254          | 31,373               |
| FOP       | 55               | 30          | 2003 | 16           | 1,976                |
| FSP       | 164              | 40          | 2003 | 66           | 8,152                |
| TOTALS    | 2,653            |             |      | 2,308        | 285,071              |

| EXTRA FEATURES |            |             |         |   |   |       |    |          |                |           |         |
|----------------|------------|-------------|---------|---|---|-------|----|----------|----------------|-----------|---------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS | UT | Adj R    | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1              | 0500       | FP-PRE FAB  | 0 100   | 0 | 0 | 1.00  | UT | 3,500.00 | 3,500.00       | 100       | 2003    |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |      |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T  |
| 1                | 000100   | C   | RES                  | 100 |     | PUD      | 0.00  | 0.00  | 1.00        | LT        | 1.00 |

| MARKET ADJUSTMENTS                                       |     |           |             |                |                |      |      |      |      |         |        |
|----------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---------|--------|
| TYPE                                                     | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM    | % COND |
| 0900                                                     | 01  | 2,308     | 99.8424     | 138.78         | 320,304        | 2003 | 2003 | 0    | 0    | 0 11.00 | 89.00  |
| 1 SNGL FAM 100% - 2004 Heated Area: 1972 HX Base Yr 2004 |     |           |             |                |                |      |      |      |      |         |        |
|                                                          |     |           |             |                |                |      |      |      |      |         |        |
| 23834 FLORA PARKE BLVD, FERNANDINA BEACH                 |     |           |             |                |                |      |      |      |      |         |        |
| BLD DATE 04/23/2025 MLU                                  |     |           |             |                |                |      |      |      |      |         |        |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 2,975       |  |  |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |                 |               |
|---------------------------|--|-----------------|---------------|
| VALUATION SUMMARY         |  |                 | PAGE 1 of 1 4 |
| VALUATION BY              |  | STANDARD        |               |
| Tax Group: 4              |  | Tax Dist:       |               |
| BUILDING MARKET VALUE     |  | 285,071         |               |
| TOTAL MARKET OB/XF VALUE  |  | 2,975           |               |
| TOTAL LAND VALUE - MARKET |  | 85,000          |               |
| TOTAL MARKET VALUE        |  | 373,046         |               |
| SOH/AGL Deduction         |  | 170,233         |               |
| ASSESSED VALUE            |  | 202,813         |               |
| TOTAL EXEMPTION VALUE     |  | HX HB VX 56,411 |               |
| BASE TAXABLE VALUE        |  | 146,402         |               |
| TOTAL JUST VALUE          |  | 373,046         |               |
| NCON VALUE                |  | 0               |               |
| INCOME VALUE              |  |                 |               |
| PREVIOUS YEAR MKT VALUE   |  | 396,718         |               |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| R1705779   | REPAIR/RRF  | 12,276  | 09/01/2017 |
| B0210247   | NEW CONSTR  | 144,304 | 09/01/2002 |

| SALES DATA                     |            |           |     |     |        |            |
|--------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 2829/592                       | 11/14/2025 | QC        | U   | I   | 11     | 100        |
| GRANTOR: WALKER MARK A & KATHL |            |           |     |     |        |            |
| GRANTEE: WALKER MARK A & KAT   |            |           |     |     |        |            |
| 1287/1272                      | 1/13/2005  | WD        | U   | I   | 07     | 100        |
| GRANTOR: SEDA CONSTRUCTION COM |            |           |     |     |        |            |
| GRANTEE: WALKER MARK A & KAT   |            |           |     |     |        |            |

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

| BUILDING DIMENSIONS                                                                                                                                                                             |  |  |  |  |  |  |  |  |  |  |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2003] W15 FSP=[YR=2003] N8 W23 S8 E12 N2 E10 S2 E1\$<br>W1 N2 W10 S2 W29 S36 E14 FOP=[YR=2003] S3 E9 N3 W1 N4 W7 S4<br>W1\$ E1 N4 E7 S4 E12 FGR=[YR=2003] S22 E21 N22 W21\$ E21 N36\$ . |  |  |  |  |  |  |  |  |  |  |  |