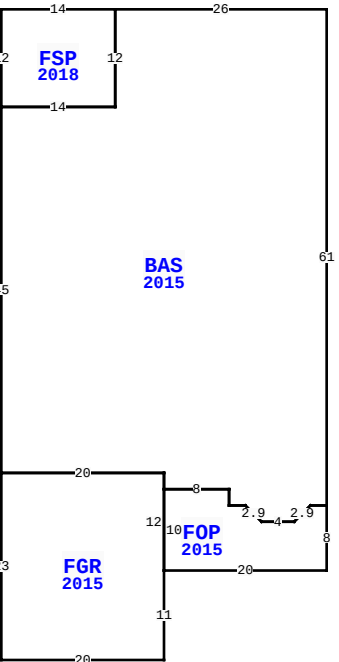


THREE PALMS PROPERTIES OF AMELIA LLC
14 MARSH POINT RD
FERNANDINA BEACH, FL 32034

26-2N-28-0559-0007-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1									
ELEMENT		CD	CONSTRUCTION		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																				
Exterior Wall		31	HARDIE BRD 100		0900	01	2,557	102.8160	142.91	365,421	2015	2015		0	0	0	4.50	95.50	VALUATION BY		STANDARD																		
Roof Structur		08	IRREGULAR 100		1 SNGL FAM 0% - 0															Heated Area: 2188 HX Base Yr																			
Roof Cover		03	COMP SHNGL 90																	Tax Group: 4										Tax Dist:									
Roof Cover		13	STAND SEAM 10																	BUILDING MARKET VALUE										348,977									
Interior Wall		05	DRYWALL 100																	TOTAL MARKET OB/XF VALUE										3,360									
Interior Floo		11	CLAY TILE 70																	TOTAL LAND VALUE - MARKET										85,000									
Interior Floo		14	CARPET 30																	TOTAL MARKET VALUE										437,337									
Air Condition		03	CENTRAL 100																	SOH/AGL Deduction										0									
Heating Type		04	AIR DUCTED 100																	ASSESSED VALUE										437,337									
Bedrooms			3 100																	TOTAL EXEMPTION VALUE										0									
Bathrooms			2 100																	BASE TAXABLE VALUE										437,337									
Frame		02	WOOD FRAME 100																	TOTAL JUST VALUE										437,337									
Stories		1.	1. 100		NCON VALUE										0																								
Units			0 100		INCOME VALUE																																		
Occupancy		00	NONE 100		PREVIOUS YEAR MKT VALUE										466,151																								
Quality		01	Quality Level 01																																				
DOR CODE		0100	SINGLE FAMILY																																				
MAP NUM			MKT AREA		04																																		
NEIGHBORHOOD/LOC		4146.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	2,188	100	2015	2,188	298,616																																		
FGR	460	55	2015	253	34,529																																		
FOP	164	30	2015	49	6,688																																		
FSP	168	40	2018	67	9,144																																		
TOTALS		2,980			2,557	348,977	85068 FLORIDIAN DR, FERNANDINA BEACH																			BLD DATE				LGL DATE		04/23/2025		MLU					
EXTRA FEATURES						85068 FLORIDIAN DR, FERNANDINA BEACH																			XF DATE				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																						
2	0500	FP-PRE FAB		0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2015	2015	3	96	3,360																						