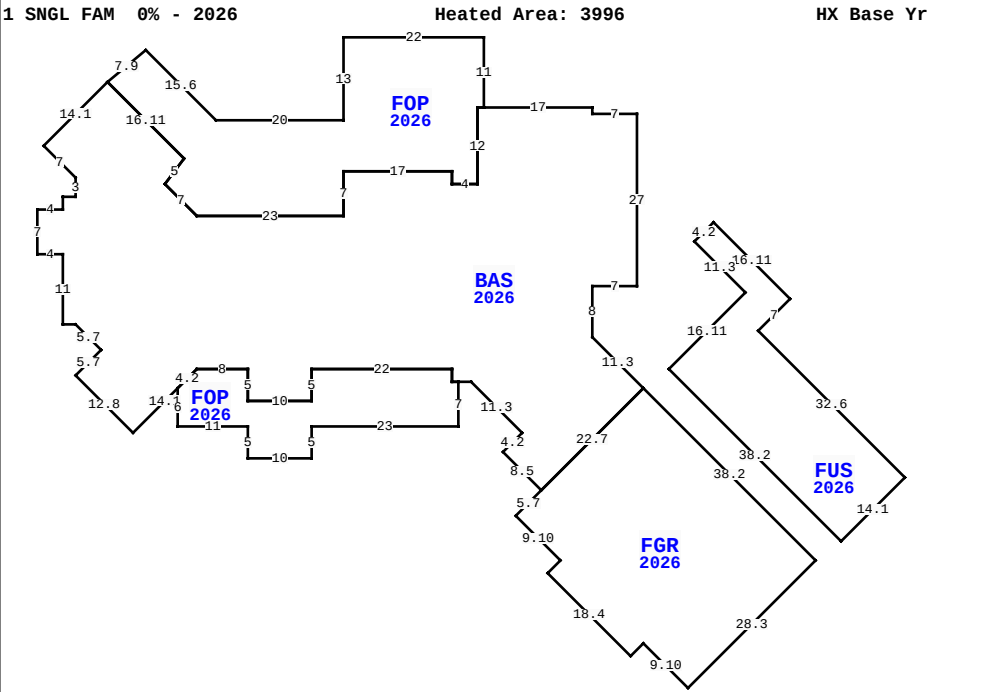


CHAIRES JUSTIN & JAMIE
4035 DUNEWOOD PLACE
FERNANDINA BEACH, FL 32034

27-4N-23-0000-0011-0000

BUILDING CHARACTERISTICS							MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
ELEMENT		CD	CONSTRUCTION				VALUATION SUMMARY										PAGE 1 of 1													
Exterior Wall	31	HARDIE BRD 100	0900	01	5,022	111.1215	154.46	775,698	2025	2025	0	FNCT	0	0	0.00	100.00	VALUATION BY		STANDARD											
Roof Structur	08	IRREGULAR 100	1 SNGL FAM 0% - 2026														Heated Area: 3996 HX Base Yr													
Roof Cover	03	COMP SHNGL 100															BUILDING MARKET VALUE		775,698											
Interior Wall	05	DRYWALL 100															TOTAL MARKET OB/XF VALUE		13,467											
Interior Floo	13	LVT/LAMNT 70															TOTAL LAND VALUE - MARKET		440,000											
Interior Floo	14	CARPET 30															TOTAL MARKET VALUE		864,650											
Air Condition	03	CENTRAL 100															SOH/AGL Deduction		0											
Heating Type	04	AIR DUCTED 100															ASSESSED VALUE		864,650											
Bedrooms		4 100															TOTAL EXEMPTION VALUE		0											
Bathrooms		4 100															BASE TAXABLE VALUE		864,650											
Bathrooms		4 100															TOTAL JUST VALUE		1,229,165											
Frame	02	WOOD FRAME 100															NCON VALUE		789,165											
Stories	1.	1. 100	INCOME VALUE																											
Units		0 100	PREVIOUS YEAR MKT VALUE		272,000																									
Quality			04	Quality Level 04																										
DOR CODE			5500TIMBERLAND 80-89																											
MAP NUM			MKT AREA														09													
NEIGHBORHOOD/LOC			9001.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	3,368	100	2026	3,368	520,221																									
FGR	1,132	55	2026	623	96,229																									
FOP	390	30	2026	117	18,072																									
FOP	955	30	2026	286	44,176																									
FUS	628	100	2026	628	97,001																									
TOTALS			6,473		5,022	775,698																								
EXTRA FEATURES			241680 CR 121, HILLIARD																											
L N	OB/IF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/IF MKT VALUE	NOTES														
1	0501	FP-AVERAGE	0	0	0	1.00	UT	5,000.00	5,000.00	100	2026	2025		100	5,000															
2	0680	POLE SHED	0	0	36	24	SF	10.00	10.00	100	2026	2024		98	8,467															
TOTAL OB/IF 13,467																														
LAND DESCRIPTION																														
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	005000	C	AGRICULTURAL	0					1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000													
2	005000	C	AGRICULTURAL	0		OR	0.00	0.00	4.50	AC		1.00	1.00	1.00	11,000.00	11,000.00	49,500													
3	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	24.50	AC		1.00	1.00	1.00	530.00	530.00	12,985													
4	005901	A	HARDWOOD SI	0		OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	200.00	200.00	2,000													
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	34.50	AC		1.00	1.00	1.00	11,000.00	11,000.00	379,500													
REVIEW DATE		01/09/2026		BY	WW	Total Acres: 40.00		Total Land Value: 75,485		Market: 379,500		Agricultural: 14,985		Common: 60,500		PRINTED 07/09/2026 BY SYS														