



| BUILDING CHARACTERISTICS |                  |                |                          |                  |                      | MARKET ADJUSTMENTS                     |                |                |       |                |           |         |                   |      |        | NASSAU COUNTY PROPERTY |                           |                 |         |           |        |  |              |            |           |     |  |  |  |  |  |  |
|--------------------------|------------------|----------------|--------------------------|------------------|----------------------|----------------------------------------|----------------|----------------|-------|----------------|-----------|---------|-------------------|------|--------|------------------------|---------------------------|-----------------|---------|-----------|--------|--|--------------|------------|-----------|-----|--|--|--|--|--|--|
| 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 | 0100                     | 01               | 2,746                | 106.9440                               | 112.29         | 308,348        | 2025  | 2025           | 0         | 0       | 0                 | 0.00 | 100.00 | VALUATION BY           |                           |                 |         |           |        |  |              |            | STANDARD  |     |  |  |  |  |  |  |
| Roof Structure           | 03               | GABLE/HIP 100  | 1 SINGLE FAM 100% - 2026 |                  |                      |                                        |                |                |       |                |           |         | Heated Area: 2388 |      |        |                        |                           | HX Base Yr 2026 |         |           |        |  | Tax Group: 4 |            | Tax Dist: |     |  |  |  |  |  |  |
| Roof Cover               | 03               | COMP SHNGL 100 |                          |                  |                      |                                        |                |                |       |                |           |         |                   |      |        |                        | BUILDING MARKET VALUE     |                 | 308,348 |           |        |  |              |            |           |     |  |  |  |  |  |  |
| Interior Wall            | 05               | DRYWALL 100    |                          |                  |                      |                                        |                |                |       |                |           |         |                   |      |        |                        | TOTAL MARKET OB/XF VALUE  |                 | 0       |           |        |  |              |            |           |     |  |  |  |  |  |  |
| Interior Floor           | 13               | LVT/LAMNT 70   |                          |                  |                      |                                        |                |                |       |                |           |         |                   |      |        |                        | TOTAL LAND VALUE - MARKET |                 | 85,000  |           |        |  |              |            |           |     |  |  |  |  |  |  |
| Interior Floor           | 14               | CARPET 30      |                          |                  |                      |                                        |                |                |       |                |           |         |                   |      |        |                        | TOTAL MARKET VALUE        |                 | 393,348 |           |        |  |              |            |           |     |  |  |  |  |  |  |
| Air Condition            | 03               | CENTRAL 100    |                          |                  |                      |                                        |                |                |       |                |           |         |                   |      |        |                        | SOH/AGL Deduction         |                 | 0       |           |        |  |              |            |           |     |  |  |  |  |  |  |
| Heating Type             | 04               | AIR DUCTED 100 |                          |                  |                      |                                        |                |                |       |                |           |         |                   |      |        |                        | ASSESSED VALUE            |                 | 393,348 |           |        |  |              |            |           |     |  |  |  |  |  |  |
| Bedrooms                 | 4                | 100            |                          |                  |                      |                                        |                |                |       |                |           |         |                   |      |        |                        | TOTAL EXEMPTION VALUE     |                 | HX HB   |           | 51,411 |  |              |            |           |     |  |  |  |  |  |  |
| Bathrooms                | 3                | 100            |                          |                  |                      |                                        |                |                |       |                |           |         |                   |      |        |                        | BASE TAXABLE VALUE        |                 | 341,937 |           |        |  |              |            |           |     |  |  |  |  |  |  |
| Bathrooms Frame          | 02               | WOOD FRAME 100 |                          |                  |                      |                                        |                |                |       |                |           |         |                   |      |        |                        | TOTAL JUST VALUE          |                 | 393,348 |           |        |  |              |            |           |     |  |  |  |  |  |  |
| Stories                  | 2.               | 100            |                          |                  |                      |                                        |                |                |       |                |           |         |                   |      |        |                        | NCON VALUE                |                 | 308,348 |           |        |  |              |            |           |     |  |  |  |  |  |  |
| Units                    | 0                | 100            |                          |                  |                      |                                        |                |                |       |                |           |         |                   |      |        |                        | INCOME VALUE              |                 |         |           |        |  |              |            |           |     |  |  |  |  |  |  |
| Quality                  |                  |                | 03                       | Quality Level 03 |                      |                                        |                |                |       |                |           |         |                   |      |        |                        | PREVIOUS YEAR MKT VALUE   |                 | 85,000  |           |        |  |              |            |           |     |  |  |  |  |  |  |
| DOR CODE                 |                  |                | 0100                     | SINGLE FAMILY    |                      |                                        |                |                |       |                |           |         |                   |      |        |                        |                           |                 |         |           |        |  |              |            |           |     |  |  |  |  |  |  |
| MAP NUM                  |                  |                | MKT AREA                 |                  |                      | 04                                     |                |                |       |                |           |         |                   |      |        |                        |                           |                 |         |           |        |  |              |            |           |     |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC         |                  |                | 4095.00                  |                  |                      |                                        |                |                |       |                |           |         |                   |      |        |                        |                           |                 |         |           |        |  |              |            |           |     |  |  |  |  |  |  |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE    | YEAR                     | TOT ADJ AREA     | SUBAREA MARKET VALUE |                                        |                |                |       |                |           |         |                   |      |        |                        |                           |                 |         |           |        |  |              |            |           |     |  |  |  |  |  |  |
| BAS                      | 1,226            | 100            | 2026                     | 1,226            | 137,668              |                                        |                |                |       |                |           |         |                   |      |        |                        |                           |                 |         |           |        |  |              |            |           |     |  |  |  |  |  |  |
| FGR                      | 462              | 55             | 2026                     | 254              | 28,522               |                                        |                |                |       |                |           |         |                   |      |        |                        |                           |                 |         |           |        |  |              |            |           |     |  |  |  |  |  |  |
| FOP                      | 100              | 30             | 2026                     | 30               | 3,369                |                                        |                |                |       |                |           |         |                   |      |        |                        |                           |                 |         |           |        |  |              |            |           |     |  |  |  |  |  |  |
| FOP                      | 228              | 30             | 2026                     | 68               | 7,636                |                                        |                |                |       |                |           |         |                   |      |        |                        |                           |                 |         |           |        |  |              |            |           |     |  |  |  |  |  |  |
| FUS                      | 1,162            | 100            | 2026                     | 1,162            | 130,481              |                                        |                |                |       |                |           |         |                   |      |        |                        |                           |                 |         |           |        |  |              |            |           |     |  |  |  |  |  |  |
| STR                      | 56               | 10             | 2026                     | 6                | 674                  |                                        |                |                |       |                |           |         |                   |      |        |                        |                           |                 |         |           |        |  |              |            |           |     |  |  |  |  |  |  |
| TOTALS                   |                  |                | 3,234                    |                  |                      | 2,746                                  | 308,348        |                |       |                |           |         |                   |      |        |                        |                           |                 |         |           |        |  |              |            |           |     |  |  |  |  |  |  |
| EXTRA FEATURES           |                  |                |                          |                  |                      | 96421 STILLPOINT WAY, FERNANDINA BEACH |                |                |       |                |           |         |                   |      |        | BLD DATE               |                           |                 |         | LGL DATE  |        |  |              | 04/23/2025 |           | MLU |  |  |  |  |  |  |
|                          |                  |                |                          |                  |                      |                                        |                |                |       |                |           |         |                   |      |        | 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                     |                 |         |           |        |  |              |            |           |     |  |  |  |  |  |  |
|                          |                  |                |                          |                  |                      |                                        |                |                |       |                |           |         |                   |      |        |                        |                           |                 |         |           |        |  |              |            |           |     |  |  |  |  |  |  |
|                          |                  |                |                          |                  |                      |                                        |                |                |       |                |           |         |                   |      |        |                        |                           |                 |         |           |        |  |              |            |           |     |  |  |  |  |  |  |
|                          |                  |                |                          |                  |                      |                                        |                |                |       |                |           |         |                   |      |        |                        |                           |                 |         |           |        |  |              |            |           |     |  |  |  |  |  |  |
|                          |                  |                |                          |                  |                      |                                        |                |                |       |                |           |         |                   |      |        |                        |                           |                 |         |           |        |  |              |            |           |     |  |  |  |  |  |  |
|                          |                  |                |                          |                  |                      |                                        |                |                |       |                |           |         |                   |      |        |                        |                           |                 |         |           |        |  |              |            |           |     |  |  |  |  |  |  |
|                          |                  |                |                          |                  |                      |                                        |                |                |       |                |           |         |                   |      |        |                        |                           |                 |         |           |        |  |              |            |           |     |  |  |  |  |  |  |
|                          |                  |                |                          |                  |                      |                                        |                |                |       |                |           |         |                   |      |        |                        |                           |                 |         |           |        |  |              |            |           |     |  |  |  |  |  |  |
|                          |                  |                |                          |                  |                      |                                        |                |                |       |                |           |         |                   |      |        |                        |                           |                 |         |           |        |  |              |            |           |     |  |  |  |  |  |  |
|                          |                  |                |                          |                  |                      |                                        |                |                |       |                |           |         |                   |      |        |                        |                           |                 |         |           |        |  |              |            |           |     |  |  |  |  |  |  |
|                          |                  |                |                          |                  |                      |                                        |                |                |       |                |           |         |                   |      |        |                        |                           |                 |         |           |        |  |              |            |           |     |  |  |  |  |  |  |
|                          |                  |                |                          |                  |                      |                                        |                |                |       |                |           |         |                   |      |        |                        |                           |                 |         |           |        |  |              |            |           |     |  |  |  |  |  |  |
|                          |                  |                |                          |                  |                      |                                        |                |                |       |                |           |         |                   |      |        |                        |                           |                 |         |           |        |  |              |            |           |     |  |  |  |  |  |  |
|                          |                  |                |                          |                  |                      |                                        |                |                |       |                |           |         |                   |      |        |                        |                           |                 |         |           |        |  |              |            |           |     |  |  |  |  |  |  |
|                          |                  |                |                          |                  |                      |                                        |                |                |       |                |           |         |                   |      |        |                        |                           |                 |         |           |        |  |              |            |           |     |  |  |  |  |  |  |
|                          |                  |                |                          |                  |                      |                                        |                |                |       |                |           |         |                   |      |        |                        |                           |                 |         |           |        |  |              |            |           |     |  |  |  |  |  |  |
|                          |                  |                |                          |                  |                      |                                        |                |                |       |                |           |         |                   |      |        |                        |                           |                 |         |           |        |  |              |            |           |     |  |  |  |  |  |  |
|                          |                  |                |                          |                  |                      |                                        |                |                |       |                |           |         |                   |      |        |                        |                           |                 |         |           |        |  |              |            |           |     |  |  |  |  |  |  |
|                          |                  |                |                          |                  |                      |                                        |                |                |       |                |           |         |                   |      |        |                        |                           |                 |         |           |        |  |              |            |           |     |  |  |  |  |  |  |
|                          |                  |                |                          |                  |                      |                                        |                |                |       |                |           |         |                   |      |        |                        |                           |                 |         |           |        |  |              |            |           |     |  |  |  |  |  |  |
|                          |                  |                |                          |                  |                      |                                        |                |                |       |                |           |         |                   |      |        |                        |                           |                 |         |           |        |  |              |            |           |     |  |  |  |  |  |  |
|                          |                  |                |                          |                  |                      |                                        |                |                |       |                |           |         |                   |      |        |                        |                           |                 |         |           |        |  |              |            |           |     |  |  |  |  |  |  |
|                          |                  |                |                          |                  |                      |                                        |                |                |       |                |           |         |                   |      |        |                        |                           |                 |         |           |        |  |              |            |           |     |  |  |  |  |  |  |
|                          |                  |                |                          |                  |                      |                                        |                |                |       |                |           |         |                   |      |        |                        |                           |                 |         |           |        |  |              |            |           |     |  |  |  |  |  |  |
|                          |                  |                |                          |                  |                      |                                        |                |                |       |                |           |         |                   |      |        |                        |                           |                 |         |           |        |  |              |            |           |     |  |  |  |  |  |  |
|                          |                  |                |                          |                  |                      |                                        |                |                |       |                |           |         |                   |      |        |                        |                           |                 |         |           |        |  |              |            |           |     |  |  |  |  |  |  |
|                          |                  |                |                          |                  |                      |                                        |                |                |       |                |           |         |                   |      |        |                        |                           |                 |         |           |        |  |              |            |           |     |  |  |  |  |  |  |
|                          |                  |                |                          |                  |                      |                                        |                |                |       |                |           |         |                   |      |        |                        |                           |                 |         |           |        |  |              |            |           |     |  |  |  |  |  |  |
|                          |                  |                |                          |                  |                      |                                        |                |                |       |                |           |         |                   |      |        |                        |                           |                 |         |           |        |  |              |            |           |     |  |  |  |  |  |  |
|                          |                  |                |                          |                  |                      |                                        |                |                |       |                |           |         |                   |      |        |                        |                           |                 |         |           |        |  |              |            |           |     |  |  |  |  |  |  |
|                          |                  |                |                          |                  |                      |                                        |                |                |       |                |           |         |                   |      |        |                        |                           |                 |         |           |        |  |              |            |           |     |  |  |  |  |  |  |
|                          |                  |                |                          |                  |                      |                                        |                |                |       |                |           |         |                   |      |        |                        |                           |                 |         |           |        |  |              |            |           |     |  |  |  |  |  |  |
|                          |                  |                |                          |                  |                      |                                        |                |                |       |                |           |         |                   |      |        |                        |                           |                 |         |           |        |  |              |            |           |     |  |  |  |  |  |  |
|                          |                  |                |                          |                  |                      |                                        |                |                |       |                |           |         |                   |      |        |                        |                           |                 |         |           |        |  |              |            |           |     |  |  |  |  |  |  |
|                          |                  |                |                          |                  |                      |                                        |                |                |       |                |           |         |                   |      |        |                        |                           |                 |         |           |        |  |              |            |           |     |  |  |  |  |  |  |
|                          |                  |                |                          |                  |                      |                                        |                |                |       |                |           |         |                   |      |        |                        |                           |                 |         |           |        |  |              |            |           |     |  |  |  |  |  |  |
|                          |                  |                |                          |                  |                      |                                        |                |                |       |                |           |         |                   |      |        |                        |                           |                 |         |           |        |  |              |            |           |     |  |  |  |  |  |  |
|                          |                  |                |                          |                  |                      |                                        |                |                |       |                |           |         |                   |      |        |                        |                           |                 |         |           |        |  |              |            |           |     |  |  |  |  |  |  |
|                          |                  |                |                          |                  |                      |                                        |                |                |       |                |           |         |                   |      |        |                        |                           |                 |         |           |        |  |              |            |           |     |  |  |  |  |  |  |
|                          |                  |                |                          |                  |                      |                                        |                |                |       |                |           |         |                   |      |        |                        |                           |                 |         |           |        |  |              |            |           |     |  |  |  |  |  |  |
|                          |                  |                |                          |                  |                      |                                        |                |                |       |                |           |         |                   |      |        |                        |                           |                 |         |           |        |  |              |            |           |     |  |  |  |  |  |  |
|                          |                  |                |                          |                  |                      |                                        |                |                |       |                |           |         |                   |      |        |                        |                           |                 |         |           |        |  |              |            |           |     |  |  |  |  |  |  |
|                          |                  |                |                          |                  |                      |                                        |                |                |       |                |           |         |                   | </   |        |                        |                           |                 |         |           |        |  |              |            |           |     |  |  |  |  |  |  |