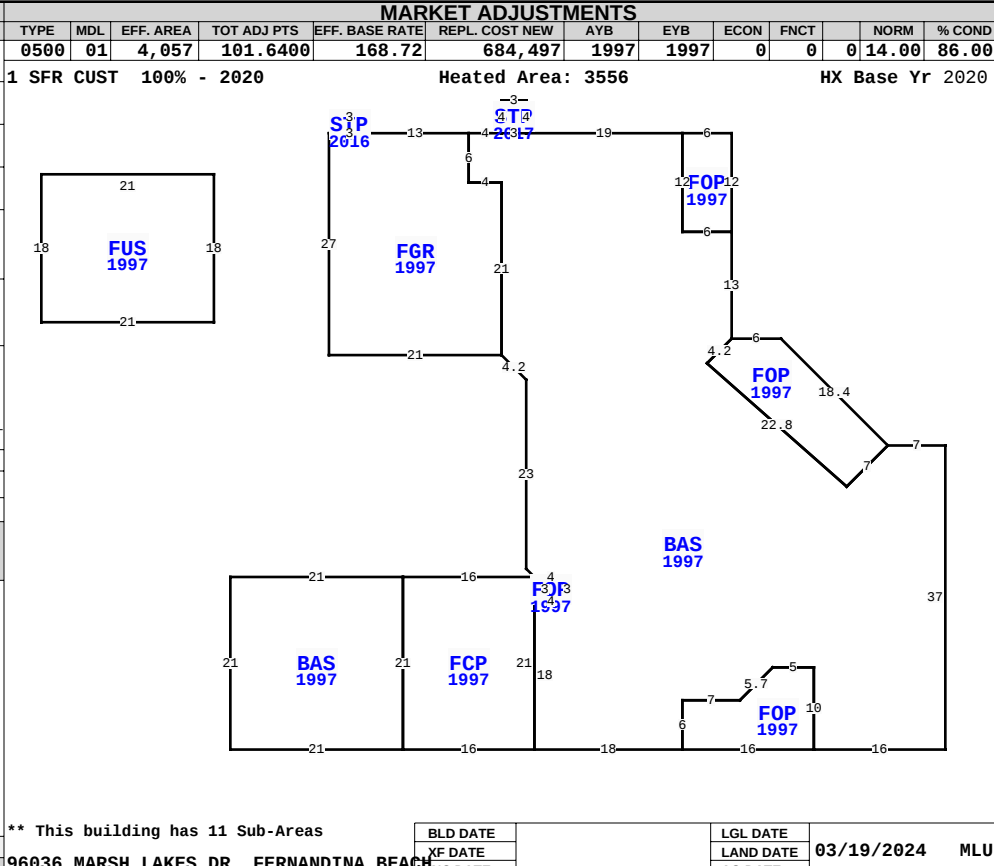


| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 16 | WD FR STUC 100 |
| Roof Structure           | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 11 | CLAY TILE 50   |
| Interior Floor           | 14 | CARPET 50      |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 4 100          |
| Bathrooms                |    | 4 100          |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 2. | 2. 100         |
| Units                    |    | 0 100          |
| Occupancy                | 00 | NONE 100       |

|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 03      | Quality Level 03 |
| DOR CODE         | 0100    | SINGLE FAMILY    |
| MAP NUM          |         | MKT AREA         |
|                  |         | 04               |
| NEIGHBORHOOD/LOC | 4015.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 441              | 100         | 1997 | 441          | 63,989               |
| BAS       | 2,737            | 100         | 1997 | 2,737        | 397,137              |
| FCP       | 336              | 25          | 1997 | 84           | 12,188               |
| FGR       | 549              | 55          | 1997 | 302          | 43,820               |
| FOP       | 12               | 30          | 1997 | 4            | 581                  |
| FOP       | 72               | 30          | 1997 | 22           | 3,192                |
| FOP       | 124              | 30          | 1997 | 37           | 5,369                |
| FOP       | 167              | 30          | 1997 | 50           | 7,255                |
| FUS       | 378              | 100         | 1997 | 378          | 54,847               |
| STP       | 6                | 10          | 2016 | 1            | 145                  |
| TOTALS    | 4,834            |             |      | 4,057        | 588,667              |



\*\* This building has 11 Sub-Areas

96036 MARSH LAKES DR, FERNANDINA BEACH

|          |  |           |            |
|----------|--|-----------|------------|
| BLD DATE |  | LGL DATE  |            |
| XF DATE  |  | LAND DATE | 03/19/2024 |
| INC DATE |  | AG DATE   | MLU        |

| EXTRA FEATURES |            |             |         |   |   |        |    |           |                |
|----------------|------------|-------------|---------|---|---|--------|----|-----------|----------------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS  | UT | Adj R     | ADJ UNIT PRICE |
| 1              | 0500       | FP-PRE FAB  | 0 100   | 0 | 0 | 1.00   | UT | 3,500.00  | 3,500.00       |
| 2              | 0911       | SCRN RM A   | 0 100   | 0 | 0 | 826.00 | SF | 18.00     | 18.00          |
| 3              | 0860       | POOL/SPA    | 0 100   | 0 | 0 | 1.00   | UT | 60,000.00 | 60,000.00      |
| 7              | 0600       | SUMMER KIT  | 0 100   | 0 | 0 | 1.00   | UT | 5,000.00  | 5,000.00       |

| ORIG COND | YEAR ON | YEAR ACTUAL | Q  | % COND | OB/XF MKT VALUE | NOTES |
|-----------|---------|-------------|----|--------|-----------------|-------|
| 100       | 1997    | 1997        | 3  | 77     | 2,695           |       |
| 100       | 1997    | 1997        | 3  | 20     | 2,974           |       |
| 100       | 1997    | 1997        | 05 | 85     | 51,000          |       |
| 100       | 2001    | 2001        | 3  | 20     | 1,000           |       |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000116   | C   | RES MARSH            | 100 |     | PUD      | 0.00  | 0.00  | 2.00        |

| TOTAL OB/XF |     |          |        |         |            |                |            |                             |      |
|-------------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|
| UNIT TYPE   | D T | DPH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR |
| LT          |     | 1.00     | 1.00   | 0.50    | 250,000.00 | 125,000.00     | 250,000    |                             |      |

| NASSAU COUNTY PROPERTY    |           |  |  |  |  |  |  |  |  |
|---------------------------|-----------|--|--|--|--|--|--|--|--|
| VALUATION SUMMARY         |           |  |  |  |  |  |  |  |  |
| VALUATION BY              | STANDARD  |  |  |  |  |  |  |  |  |
| Tax Group: 7              | Tax Dist: |  |  |  |  |  |  |  |  |
| BUILDING MARKET VALUE     | 588,667   |  |  |  |  |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  | 57,669    |  |  |  |  |  |  |  |  |
| TOTAL LAND VALUE - MARKET | 250,000   |  |  |  |  |  |  |  |  |
| TOTAL MARKET VALUE        | 896,336   |  |  |  |  |  |  |  |  |
| SOH/AGL Deduction         | 316,791   |  |  |  |  |  |  |  |  |
| ASSESSED VALUE            | 579,545   |  |  |  |  |  |  |  |  |
| TOTAL EXEMPTION VALUE     | 51,411    |  |  |  |  |  |  |  |  |
| BASE TAXABLE VALUE        | 528,134   |  |  |  |  |  |  |  |  |
| TOTAL JUST VALUE          | 896,336   |  |  |  |  |  |  |  |  |
| NCON VALUE                | 0         |  |  |  |  |  |  |  |  |
| INCOME VALUE              |           |  |  |  |  |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   | 847,329   |  |  |  |  |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| R1705766   | REPAIR/RRF  | 20,947  | 09/01/2017 |
| P1705468   | NEW BATH    | 0       | 08/01/2017 |
| 9704009    | ADDITION    | 0       | 06/01/1997 |
| 9803625    | SWIM POOL   | 10,000  | 01/01/1997 |
| 96-3230    | NEW CONSTR  | 124,099 | 08/01/1996 |

| SALES DATA                     |            |              |        |        |           |               |  |
|--------------------------------|------------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number           | DATE       | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 2261/1150                      | 3/13/2019  | WD           | Q      | I      | 01        | 545,000       |  |
| GRANTOR: CHAMPERY REAL ESTATE  |            |              |        |        |           |               |  |
| GRANTEE: HUTH SANDRA M & THO   |            |              |        |        |           |               |  |
| 2155/0696                      | 10/24/2017 | QC           | U      | I      | 11        | 100           |  |
| GRANTOR: BRECKENRIDGE PROPERTY |            |              |        |        |           |               |  |
| GRANTEE: CHAMPERY REAL ESTAT   |            |              |        |        |           |               |  |

| BUILDING NOTES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BUILDING DIMENSIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |  |  |  |  |  |  |  |  |
| BAS=[YR=1997] W16 FOP=[YR=1997] W16 N6 E7 U4 R4 E5 S10\$ N10 W5 L4 D4 W7 S6 W18 FCP=[YR=1997] W16 BAS=[YR=1997] W21 N21 E21 S21\$ N21 E16 S21\$ N18 FOP=[YR=1997] E4 N3 W4 S3\$ N3 U1 L1 N23 L3 U3 FGR=[YR=1997] W21 N27 E1 STP=[YR=2016] E3 N2 W3 S2\$ N2 E3 S2 E13 S6 E4 S21\$ N21 W4 N6 E4 STP=[YR=2017] E3 N4 W3 S4\$ N4 E3 S4 E19 FOP=[YR=1997] E6 S12 W6 N12\$ S12 E6 S13 FOP=[YR=1997] E6 R13 D13 D5 L5 L17 U15 U3 R3 \$ L3 D3 D15 R17 U5 R5 E7 S37\$ PTR= N70 W110 FUS=[YR=1997] E21 S18 W21 N18\$ E110 S70\$. \$ |  |  |  |  |  |  |  |  |  |