



| 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           | 2,078                   | 122.5539                           | 128.68         | 267,397        | 2022           | 2022               | 0       | 0           | 0 | 1.00   | 99.00           | VALUATION BY      | STANDARD                  |  |            |                        |  |  |  |  |  |  |  |  |  |
| Roof Structur            | 03               | GABLE/HIP 100  | 1 SINGLE FAM 0% - 2023 |              |                         |                                    |                |                |                |                    |         |             |   |        |                 |                   | Heated Area: 1791         |  | HX Base Yr |                        |  |  |  |  |  |  |  |  |  |
| Roof Cover               | 03               | COMP SHNGL 100 |                        |              |                         |                                    |                |                |                |                    |         |             |   |        |                 |                   | Tax Group: 4              |  | Tax Dist:  |                        |  |  |  |  |  |  |  |  |  |
| Interior Wall            | 05               | DRYWALL 100    |                        |              |                         |                                    |                |                |                |                    |         |             |   |        |                 |                   | BUILDING MARKET VALUE     |  | 264,723    |                        |  |  |  |  |  |  |  |  |  |
| Interior Floo            | 11               | CLAY TILE 70   |                        |              |                         |                                    |                |                |                |                    |         |             |   |        |                 |                   | TOTAL MARKET OB/XF VALUE  |  | 0          |                        |  |  |  |  |  |  |  |  |  |
| Interior Floo            | 14               | CARPET 30      |                        |              |                         |                                    |                |                |                |                    |         |             |   |        |                 |                   | TOTAL LAND VALUE - MARKET |  | 75,000     |                        |  |  |  |  |  |  |  |  |  |
| Air Condition            | 03               | CENTRAL 100    |                        |              |                         |                                    |                |                |                |                    |         |             |   |        |                 |                   | TOTAL MARKET VALUE        |  | 339,723    |                        |  |  |  |  |  |  |  |  |  |
| Heating Type             | 04               | AIR DUCTED 100 |                        |              |                         |                                    |                |                |                |                    |         |             |   |        |                 |                   | SOH/AGL Deduction         |  | 0          |                        |  |  |  |  |  |  |  |  |  |
| Bedrooms                 | 4                | 100            |                        |              |                         |                                    |                |                |                |                    |         |             |   |        |                 |                   | ASSESSED VALUE            |  | 339,723    |                        |  |  |  |  |  |  |  |  |  |
| Bathrooms                | 2                | 100            |                        |              |                         |                                    |                |                |                |                    |         |             |   |        |                 |                   | TOTAL EXEMPTION VALUE     |  | 0          |                        |  |  |  |  |  |  |  |  |  |
| Frame                    | 02               | WOOD FRAME 100 |                        |              |                         |                                    |                |                |                |                    |         |             |   |        |                 |                   | BASE TAXABLE VALUE        |  | 339,723    |                        |  |  |  |  |  |  |  |  |  |
| Stories                  | 1.               | 1. 100         |                        |              |                         |                                    |                |                |                |                    |         |             |   |        |                 |                   | TOTAL JUST VALUE          |  | 339,723    |                        |  |  |  |  |  |  |  |  |  |
| Units                    | 0                | 100            | NCON VALUE             |              | 0                       |                                    |                |                |                |                    |         |             |   |        |                 |                   |                           |  |            |                        |  |  |  |  |  |  |  |  |  |
| Occupancy                | 00               | NONE 100       | INCOME VALUE           |              |                         |                                    |                |                |                |                    |         |             |   |        |                 |                   |                           |  |            |                        |  |  |  |  |  |  |  |  |  |
| Quality                  |                  | 04             | Quality Level 04       |              | PREVIOUS YEAR MKT VALUE |                                    |                |                |                |                    |         |             |   |        |                 |                   | 331,511                   |  |            |                        |  |  |  |  |  |  |  |  |  |
| DOR CODE                 |                  | 0100           | SINGLE FAMILY          |              |                         |                                    |                |                |                |                    |         |             |   |        |                 |                   |                           |  |            |                        |  |  |  |  |  |  |  |  |  |
| MAP NUM                  |                  |                | MKT AREA               |              | 04                      |                                    |                |                |                |                    |         |             |   |        |                 |                   |                           |  |            |                        |  |  |  |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC         |                  | 4090.00        |                        |              |                         |                                    |                |                |                |                    |         |             |   |        |                 |                   |                           |  |            |                        |  |  |  |  |  |  |  |  |  |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE    | YEAR                   | TOT ADJ AREA | SUBAREA MARKET VALUE    |                                    |                |                |                |                    |         |             |   |        |                 |                   |                           |  |            |                        |  |  |  |  |  |  |  |  |  |
| BAS                      | 1,791            | 100            | 2022                   | 1,791        | 228,161                 |                                    |                |                |                |                    |         |             |   |        |                 |                   |                           |  |            |                        |  |  |  |  |  |  |  |  |  |
| FGR                      | 441              | 55             | 2022                   | 243          | 30,956                  |                                    |                |                |                |                    |         |             |   |        |                 |                   |                           |  |            |                        |  |  |  |  |  |  |  |  |  |
| FOP                      | 25               | 30             | 222                    | 8            | 1,019                   |                                    |                |                |                |                    |         |             |   |        |                 |                   |                           |  |            |                        |  |  |  |  |  |  |  |  |  |
| FOP                      | 120              | 30             | 2022                   | 36           | 4,586                   |                                    |                |                |                |                    |         |             |   |        |                 |                   |                           |  |            |                        |  |  |  |  |  |  |  |  |  |
| TOTALS                   |                  | 2,377          |                        |              | 2,078                   | 264,723                            |                |                |                |                    |         |             |   |        |                 |                   |                           |  |            |                        |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES           |                  |                |                        |              |                         | 82852 BELVOIR CT, FERNANDINA BEACH |                |                |                |                    |         |             |   |        |                 |                   |                           |  |            |                        |  |  |  |  |  |  |  |  |  |
| 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             |                           |  |            |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                        |              |                         |                                    |                |                |                |                    |         |             |   |        |                 |                   |                           |  |            |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                        |              |                         |                                    |                |                |                |                    |         |             |   |        |                 |                   |                           |  |            |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                        |              |                         |                                    |                |                |                |                    |         |             |   |        |                 |                   |                           |  |            |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                        |              |                         |                                    |                |                |                |                    |         |             |   |        |                 |                   |                           |  |            |                        |  |  |  |  |  |  |  |  |  |
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|                          |                  |                |                        |              |                         |                                    |                |                |                |                    |         |             |   |        |                 |                   |                           |  |            |                        |  |  |  |  |  |  |  |  |  |
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|                          |                  |                |                        |              |                         |                                    |                |                |                |                    |         |             |   |        |                 |                   |                           |  |            |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                        |              |                         |                                    |                |                |                |                    |         |             |   |        |                 |                   |                           |  |            |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                        |              |                         |                                    |                |                |                |                    |         |             |   |        |                 |                   |                           |  |            |                        |  |  |  |  |  |  |  |  |  |
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|                          |                  |                |                        |              |                         |                                    |                |                |                |                    |         |             |   |        |                 |                   |                           |  |            |                        |  |  |  |  |  |  |  |  |  |
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|                          |                  |                |                        |              |                         |                                    |                |                |                |                    |         |             |   |        |                 |                   |                           |  |            |                        |  |  |  |  |  |  |  |  |  |
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|                          |                  |                |                        |              |                         |                                    |                |                |                |                    |         |             |   |        |                 |                   |                           |  |            |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                        |              |                         |                                    |                |                |                |                    |         |             |   |        |                 |                   |                           |  |            |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                        |              |                         |                                    |                |                |                |                    |         |             |   |        |                 |                   |                           |  |            |                        |  |  |  |  |  |  |  |  |  |
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|                          |                  |                |                        |              |                         |                                    |                |                |                |                    |         |             |   |        |                 |                   |                           |  |            |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                        |              |                         |                                    |                |                |                |                    |         |             |   |        |                 |                   |                           |  |            |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                        |              |                         |                                    |                |                |                |                    |         |             |   |        |                 |                   |                           |  |            |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                        |              |                         |                                    |                |                |                |                    |         |             |   |        |                 |                   |                           |  |            |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                        |              |                         |                                    |                |                |                |                    |         |             |   |        |                 |                   |                           |  |            |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                        |              |                         |                                    |                |                |                |                    |         |             |   |        |                 |                   |                           |  |            |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                        |              |                         |                                    |                |                |                |                    |         |             |   |        |                 |                   |                           |  |            |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                        |              |                         |                                    |                |                |                |                    |         |             |   |        |                 |                   |                           |  |            |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                        |              |                         |                                    |                |                |                |                    |         |             |   |        |                 |                   |                           |  |            |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                        |              |                         |                                    |                |                |                |                    |         |             |   |        |                 |                   |                           |  |            |                        |  |  |  |  |  |  |  |  |  |
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|                          |                  |                |                        |              |                         |                                    |                |                |                |                    |         |             |   |        |                 |                   |                           |  |            |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                        |              |                         |                                    |                |                |                |                    |         |             |   |        |                 |                   |                           |  |            |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                        |              |                         |                                    |                |                |                |                    |         |             |   |        |                 |                   |                           |  |            |                        |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                        |              |                         |                                    |                |                |                | </                 |         |             |   |        |                 |                   |                           |  |            |                        |  |  |  |  |  |  |  |  |  |