

LOT 7 R673801  
IN OR 1746/144  
LITTLE ST MARYS EST #1 PB5/280

HAMPTON TIM/HAMPTON RYAN  
1246 SOUTH 3RD STREET  
FERNANDINA BEACH, FL 32034

2026

40-3N-25-1250-0007-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 05 | AVERAGE 100    |
| Roof Structure           | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 14 | CARPET 80      |
| Interior Floor           | 08 | SHT VINYL 20   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 2 100          |
| Bathrooms                |    | 2 100          |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 1. | 1. 100         |
| Units                    |    | 0 100          |

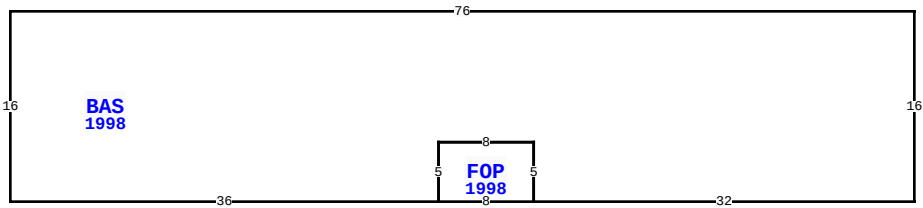
|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 03      | Quality Level 03 |
| DOR CODE         | 0200    | MOBILE HOME      |
| MAP NUM          |         | MKT AREA 05      |
| NEIGHBORHOOD/LOC | 5001.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 1,176            | 100         | 1998 | 1,176        | 43,045               |
| FOP       | 40               | 30          | 1998 | 12           | 439                  |

|        |       |  |  |       |        |
|--------|-------|--|--|-------|--------|
| TOTALS | 1,216 |  |  | 1,188 | 43,484 |
|--------|-------|--|--|-------|--------|

| EXTRA FEATURES |            |             |     |     |   |   |        |    |       |
|----------------|------------|-------------|-----|-----|---|---|--------|----|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS  | UT | Adj R |
| 1              | 1242       | WD DECK A   | 0   | 0   | 0 | 0 | 228.00 | SF | 10.00 |

| MARKET ADJUSTMENTS |     |           |                   |                |                |      |            |      |      |   |       |        |  |
|--------------------|-----|-----------|-------------------|----------------|----------------|------|------------|------|------|---|-------|--------|--|
| TYPE               | MDL | EFF. AREA | TOT ADJ PTS       | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB        | ECON | FNCT |   | NORM  | % COND |  |
| 0800               | 02  | 1,188     | 116.2000          | 104.58         | 124,241        | 1998 | 1998       | 0    | 0    | 0 | 65.00 | 35.00  |  |
| 1 M/H 94+          |     | 0% - 0    | Heated Area: 1176 |                |                |      | HX Base Yr |      |      |   |       |        |  |



| NASSAU COUNTY PROPERTY    |  |  |  |  |  |  |  |  |  |           |  |  |               |
|---------------------------|--|--|--|--|--|--|--|--|--|-----------|--|--|---------------|
| VALUATION SUMMARY         |  |  |  |  |  |  |  |  |  |           |  |  | PAGE 1 of 1 4 |
| VALUATION BY              |  |  |  |  |  |  |  |  |  | STANDARD  |  |  |               |
| Tax Group: 4              |  |  |  |  |  |  |  |  |  | Tax Dist: |  |  |               |
| BUILDING MARKET VALUE     |  |  |  |  |  |  |  |  |  | 43,484    |  |  |               |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  |  |  |  |  |  | 456       |  |  |               |
| TOTAL LAND VALUE - MARKET |  |  |  |  |  |  |  |  |  | 52,690    |  |  |               |
| TOTAL MARKET VALUE        |  |  |  |  |  |  |  |  |  | 96,630    |  |  |               |
| SOH/AGL Deduction         |  |  |  |  |  |  |  |  |  | 0         |  |  |               |
| ASSESSED VALUE            |  |  |  |  |  |  |  |  |  | 96,630    |  |  |               |
| TOTAL EXEMPTION VALUE     |  |  |  |  |  |  |  |  |  | 0         |  |  |               |
| BASE TAXABLE VALUE        |  |  |  |  |  |  |  |  |  | 96,630    |  |  |               |
| TOTAL JUST VALUE          |  |  |  |  |  |  |  |  |  | 96,630    |  |  |               |
| NCON VALUE                |  |  |  |  |  |  |  |  |  | 0         |  |  |               |
| INCOME VALUE              |  |  |  |  |  |  |  |  |  |           |  |  |               |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  |  |  |  |  |  | 169,492   |  |  |               |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED     |
|------------|-------------|-----|------------|
| MH98       | MH MOVE-ON  | 0   | 04/01/1998 |

| SALES DATA                    |            |              |        |        |           |               |  |
|-------------------------------|------------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number          | DATE       | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 1746/0144                     | 6/30/2011  | WD           | U      | I      | 11        | 32,000        |  |
| GRANTOR: GREEN TREE SERVICING |            |              |        |        |           |               |  |
| GRANTEE: HAMPTON TIM & RYAN   |            |              |        |        |           |               |  |
| 1716/1753                     | 12/28/2010 | CT           | U      | I      | 18        | 100           |  |
| GRANTOR: CLERK OF COURT       |            |              |        |        |           |               |  |
| GRANTEE: GREEN TREE SERVICIN  |            |              |        |        |           |               |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                       |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1998] W76 S16 E36 FOP=[YR=1998] E8 N5 W8 S5\$ N5 E8 S5 E32 N16\$. |  |  |  |  |  |  |  |  |  |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |       |             | TOTAL OB/XF 456 |     |           |        |         |            |                |            |                             |      |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|-----------------|-----|-----------|--------|---------|------------|----------------|------------|-----------------------------|------|
| 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 |
| 1                | 000100   | C   | RES                  | 0   | 0006 | OR       | 0.00  | 0.00  | 1.43        | AC              |     | 1.00      | 1.00   | 1.00    | 35,000.00  | 35,000.00      | 50,050     |                             |      |
| 2                | 009605   | C   | WETLANDS             | 0   |      |          |       |       | 2.64        | AC              |     | 1.00      | 1.00   | 1.00    | 1,000.00   | 1,000.00       | 2,640      |                             |      |