

PT OF TRACT A  
IN OR 2702/634  
SEYMORE POINT ADDN #1 PBK 2/62

NCFL1 LLC  
508 EAST DUELL ST  
AZUSA, CA 91702

2026

44-2N-28-5160-000A-0030

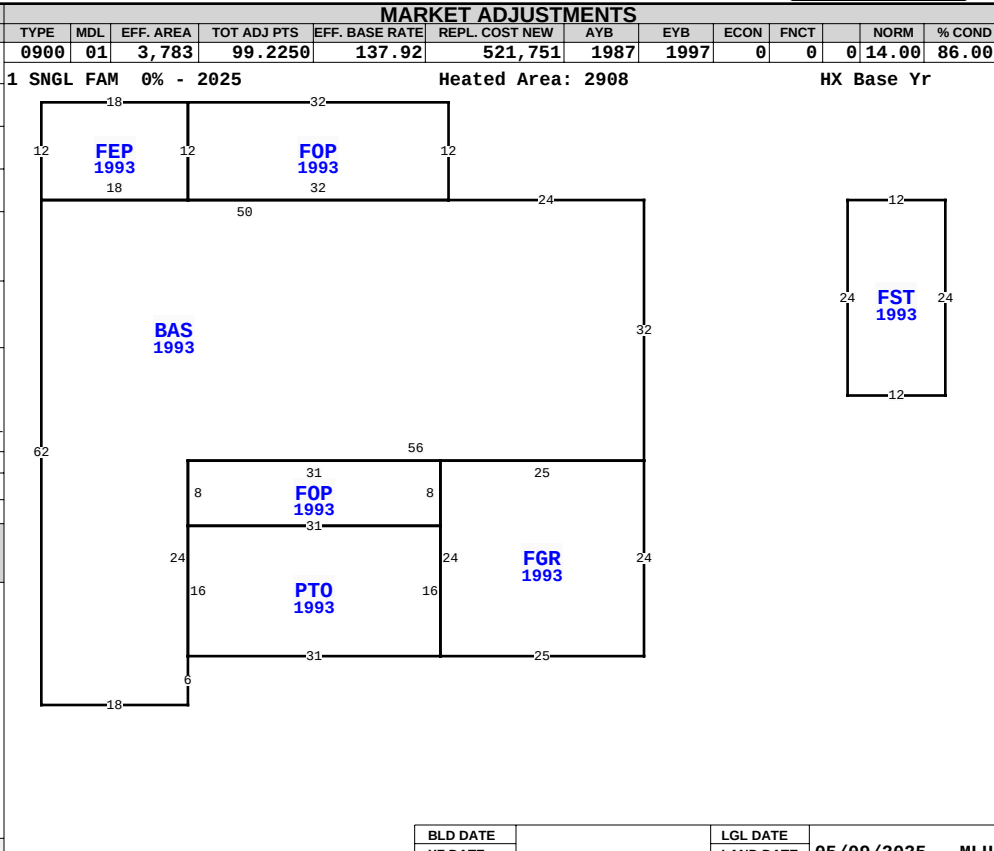


| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 16 | WD FR STUC 100 |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 14 | CARPET 60      |
| Interior Floo            | 08 | SHT VINYL 40   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 2 100          |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  |    | 1. 1. 100      |
| Units                    |    | 0 100          |
| BUD8 Adjustme            | 04 | DIST 01 100    |
| Occupancy                | 00 | NONE 100       |

|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 04      | Quality Level 04 |
| DOR CODE         | 0100    | SINGLE FAMILY    |
| MAP NUM          |         | MKT AREA 04      |
| NEIGHBORHOOD/LOC | 4009.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 2,908            | 100         | 1993 | 2,908        | 344,921              |
| FEP       | 216              | 80          | 1993 | 173          | 20,520               |
| FGR       | 600              | 55          | 1993 | 330          | 39,142               |
| FOP       | 248              | 30          | 1993 | 74           | 8,777                |
| FOP       | 384              | 30          | 1993 | 115          | 13,640               |
| FST       | 288              | 55          | 1993 | 158          | 18,740               |
| PTO       | 496              | 5           | 1993 | 25           | 2,965                |
| TOTALS    | 5,140            |             |      | 3,783        | 448,706              |

| EXTRA FEATURES |            |             |     |     |   |   |        |    |          |
|----------------|------------|-------------|-----|-----|---|---|--------|----|----------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS  | UT | Adj R    |
| 1              | 0500       | FP-PRE FAB  | 0   | 0   | 0 | 0 | 1.00   | UT | 3,500.00 |
| 5              | 0300       | BOAT DCK W  | 0   | 0   | 0 | 0 | 730.00 | SF | 40.00    |
| 6              | 0510       | GARAGE WD-  | 0   | 0   | 0 | 0 | 504.00 | SF | 35.00    |



|                                    |  |  |  |  |  |  |  |  |  |
|------------------------------------|--|--|--|--|--|--|--|--|--|
| 95076 OELSNER DR, FERNANDINA BEACH |  |  |  |  |  |  |  |  |  |
| BLD DATE                           |  |  |  |  |  |  |  |  |  |
| XF DATE                            |  |  |  |  |  |  |  |  |  |
| INC DATE                           |  |  |  |  |  |  |  |  |  |
| LGL DATE                           |  |  |  |  |  |  |  |  |  |
| LAND DATE                          |  |  |  |  |  |  |  |  |  |
| AG DATE                            |  |  |  |  |  |  |  |  |  |
| 05/09/2025 MLU                     |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |           |             |
|---------------------------|--|-----------|-------------|
| VALUATION SUMMARY         |  |           | PAGE 1 of 1 |
| VALUATION BY              |  |           | STANDARD    |
| Tax Group: 4              |  | Tax Dist: |             |
| BUILDING MARKET VALUE     |  | 448,706   |             |
| TOTAL MARKET OB/XF VALUE  |  | 11,398    |             |
| TOTAL LAND VALUE - MARKET |  | 62,450    |             |
| TOTAL MARKET VALUE        |  | 522,554   |             |
| SOH/AGL Deduction         |  | 0         |             |
| ASSESSED VALUE            |  | 522,554   |             |
| TOTAL EXEMPTION VALUE     |  | 0         |             |
| BASE TAXABLE VALUE        |  | 522,554   |             |
| TOTAL JUST VALUE          |  | 522,554   |             |
| NCON VALUE                |  | 0         |             |
| INCOME VALUE              |  | 0         |             |
| PREVIOUS YEAR MKT VALUE   |  | 510,086   |             |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| M2006983   | H/AC        | 5,957  | 08/01/2020 |
| 3856       | N/A         | 71,900 | 02/02/1987 |

| SALES DATA                     |           |           |     |     |        |            |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 2702/634                       | 3/22/2024 | WD        | Q   | I   | 01     | 641,000    |
| GRANTOR: FORTH CHRISTY AVILA   |           |           |     |     |        |            |
| GRANTEE: NCFL1 LLC             |           |           |     |     |        |            |
| 2579/0422                      | 7/14/2022 | WD        | Q   | I   | 01     | 599,000    |
| GRANTOR: FAIRBANKS MICHAEL S & |           |           |     |     |        |            |
| GRANTEE: FORTH CHRUSTY AVILA   |           |           |     |     |        |            |

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

| BUILDING DIMENSIONS                                                                                                                                                                                                                                       |  |  |  |  |  |  |  |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1993] W24 FOP=[YR=1993] N12 W32 FEP=[YR=1993] W18 S12 E18 N12\$ S12 E32\$ W50 S62 E18 N6 PTO=[YR=1993] E31FGR=[YR=1993] E25 N24 W25 S24\$ N16 FOP=[YR=1993] N8 W31 S8E31\$ W31 S16\$ N24 E56 N32\$ PTR=E25 FST=[YR=1993] E12 S24 W12 N24\$ W25\$. |  |  |  |  |  |  |  |  |  |

| LAND DESCRIPTION   |          |          |                      |         |            |                |            |                             |             |
|--------------------|----------|----------|----------------------|---------|------------|----------------|------------|-----------------------------|-------------|
| L N                | USE CODE | CLS      | LAND USE DESCRIPTION | CAP     | R D        | LOC ZONE       | FRONT      | DEPTH                       | TOT LND UTS |
| 1                  | 000100   | C        | RES                  | 0       |            | RSF-1          | 0.00       | 0.00                        | 0.59        |
| 2                  | 009530   | C        | POND                 | 0       |            | RSF-1          |            |                             | 1.38        |
| TOTAL OB/XF 11,398 |          |          |                      |         |            |                |            |                             |             |
| UNIT TYPE          | D T      | DPH FACT | % COND               | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR        |
| AC                 |          | 1.00     | 1.00                 | 1.00    | 100,000.00 | 100,000.00     | 59,000     |                             |             |
| AC                 |          | 1.00     | 1.00                 | 1.00    | 2,500.00   | 2,500.00       | 3,450      |                             |             |