PT JOHN CHRISTOPHER GRANT
SEC 45-2N-28E IN OR 1267/944
(EX PT IN OR 1530/506)

ALBERT FAMILY IRREVOCABLE TRUST AGREEMENT/ALBERT E
95101 ALBERT WAY
FERNANDINA BEACH, FL 32034

**2026**

**45-2N-28-0000-0011-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| 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 |

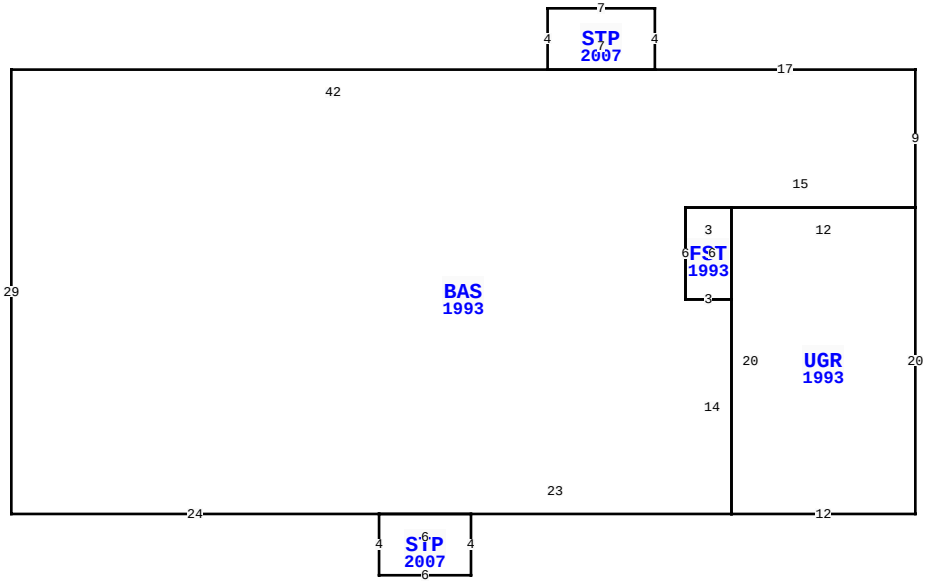
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,453 | 100 | 1993 | 1,453 | 139,136 |
| FST | 18 | 55 | 1993 | 10 | 957 |
| STP | 24 | 10 | 2007 | 2 | 192 |
| STP | 28 | 10 | 2007 | 3 | 287 |
| UGR | 240 | 45 | 1993 | 108 | 10,342 |
| TOTALS | 1,763 | | | 1,576 | 150,914 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,576 | 140.3010 | 147.32 | 232,176 | 1969 | 1975 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 0% - 0 Heated Area: 1453 HX Base Yr




95101 ALBERT WAY, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/07/2026 MLU |
| INC DATE | | AG DATE | |

### NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 150,922 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 1,306,250 |
| TOTAL MARKET VALUE | 1,457,172 |
| SOH/AGL Deduction | 348,301 |
| ASSESSED VALUE | 1,108,871 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 1,108,871 |
| TOTAL JUST VALUE | 1,457,172 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 1,206,078 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| M1704499 | H/AC | 0 | 07/01/2017 |
| P1216243 | OTHER | 0 | 12/01/2012 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1267/0944 | 10/20/2004 | PR | Q | I | 01 | 100 |
| GRANTOR: ALBERT EUGENE P/R | | | | | | |
| GRANTEE: ALBERT EUGENE TRUST | | | | | | |
| 0359/0180 | 5/05/1982 | WD | U | I | 11 | 100 |
| GRANTOR: ALBERT CHARLES SR & P | | | | | | |
| GRANTEE: ALBERT CHARLES SR & | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=1993] W17 STP=[YR=2007] N4 W7 S4 E7$ W42 S29 E24
STP=[YR=2007] S4 E6 N4 W6$ E23 UGR=[YR=1993] E12 N20 W12
FST=[YR=1993] W3 S6 E3 N6$ S20$ N14 W3 N6 E15 N9$.

### EXTRA FEATURES

| LN | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

### LAND DESCRIPTION

TOTAL OB/XF 0

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 000131 | C | RES CREEK | 0 | | RSF- | 1275.00 | 100.00 | 275.00 | FF | | 1.00 | 1.00 | 0.95 | 5,000.00 | 4,750.00 | 1,306,250 | | | | | | | |

REVIEW DATE 03/16/2026 BY KW Total Acres: 0.00 Total Land Value: 1,306,250 Market: 0 Agricultural: 0 Common: 1,306,250 PRINTED 07/09/2026 BY SYS

PT JOHN CHRISTOPHER GRANT
SEC 45-2N-28E IN OR 1267/944
(EX PT IN OR 1530/506)

ALBERT FAMILY IRREVOCABLE TRUST AGREEMENT/ALBERT E
95101 ALBERT WAY
FERNANDINA BEACH, FL 32034

**2026**

**45-2N-28-0000-0011-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 26 | AL SIDING 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 08 | SHT VINYL 100 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 02 | CONVECTION 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 03 | Quality Level 03 |

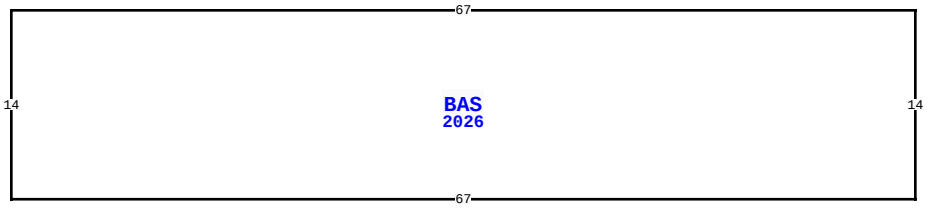
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4005.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 938 | 100 | 2026 | 938 | 8 |
| TOTALS | 938 | | | 938 | 8 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | PD | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 938 | 95.0000 | 80.75 | 75,744 | 1970 | 1970 | 0 | 00 | .01 | 70.00 | 0.01 |

2 M/H 93- 0% - 2026 Heated Area: 938 HX Base Yr




95101 ALBERT WAY, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/07/2026 MLU |
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## NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

### VALUATION SUMMARY

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|---|---|
| VALUATION BY | STANDARD |
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| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 1,108,871 |
| TOTAL JUST VALUE | 1,457,172 |
| NCON VALUE | 0 |
| INCOME VALUE | |
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| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
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| GRANTOR: ALBERT EUGENE P/R | | | | | | |
| GRANTEE: ALBERT EUGENE TRUST | | | | | | |
| 0359/0180 | 5/05/1982 | WD | U | I | 11 | 100 |
| GRANTOR: ALBERT CHARLES SR & P | | | | | | |
| GRANTEE: ALBERT CHARLES SR & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=50,20] S14 E67 N14 W67 $
.

## EXTRA FEATURES

| LN | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 03/16/2026 BY KW Total Acres: 0.00 Total Land Value: 1,306,250 Market: 0 Agricultural: 0 Common: 1,306,250 PRINTED 07/09/2026 BY SYS