



| BUILDING CHARACTERISTICS |     |                |
|--------------------------|-----|----------------|
| ELEMENT                  | CD  | CONSTRUCTION   |
| Exterior Wall            | 10  | ABOVE AVG 100  |
| Roof Structure           | 03  | GABLE/HIP 100  |
| Roof Cover               | 03  | COMP SHNGL 100 |
| Interior Wall            | 05  | DRYWALL 100    |
| Interior Floor           | 14  | CARPET 60      |
| Interior Floor           | 11  | CLAY TILE 40   |
| Air Condition            | 03  | CENTRAL 100    |
| Heating Type             | 04  | AIR DUCTED 100 |
| Bedrooms                 |     | 4 100          |
| Bathrooms                |     | 4 100          |
| Frame                    | 02  | WOOD FRAME 100 |
| Stories                  | 1.5 | 1.5 100        |
| Units                    |     | 0 100          |
| BUD4 Adjustme            | 35  | . 100          |
| Occupancy                | 00  | NONE 100       |

|          |      |                  |
|----------|------|------------------|
| Quality  | 04   | Quality Level 04 |
| DOR CODE | 0100 | SINGLE FAMILY    |

|         |  |          |    |
|---------|--|----------|----|
| MAP NUM |  | MKT AREA | 04 |
|---------|--|----------|----|

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|------------------|---------|
| NEIGHBORHOOD/LOC | 4020.00 |
|------------------|---------|

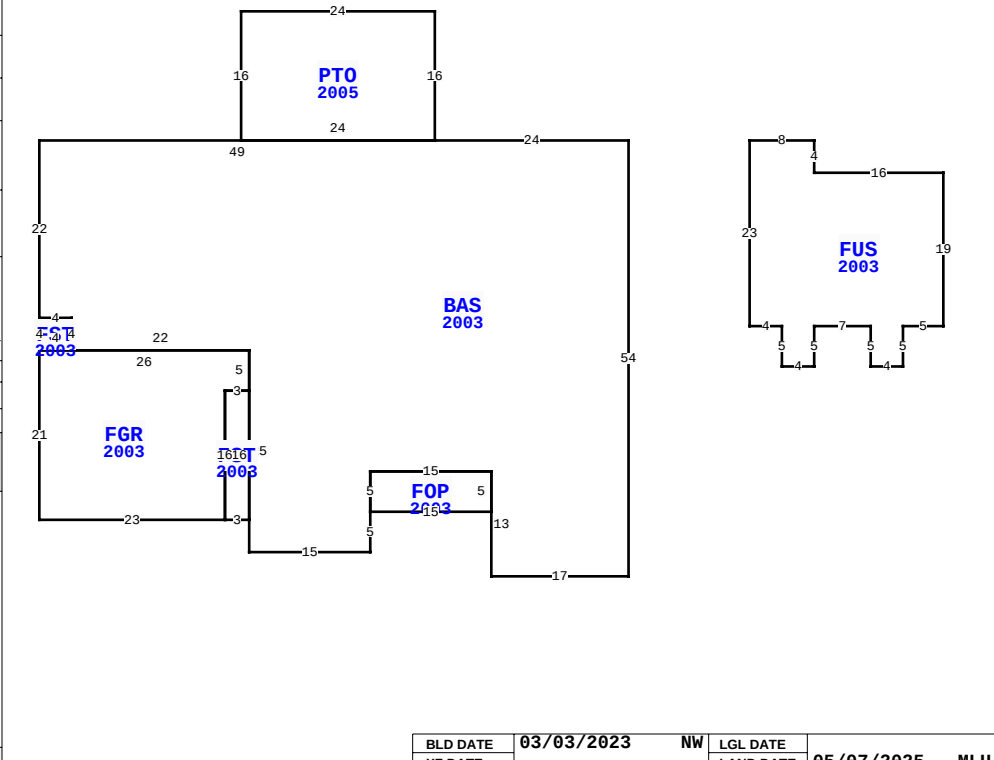
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 2,958            | 100         | 2003 | 2,958        | 518,840              |
| FGR       | 498              | 55          | 2003 | 274          | 48,061               |
| FOP       | 75               | 30          | 2003 | 22           | 3,859                |
| FST       | 16               | 55          | 2003 | 9            | 1,579                |
| FST       | 48               | 55          | 2003 | 26           | 4,560                |
| FUS       | 528              | 100         | 2003 | 528          | 92,612               |
| PTO       | 384              | 5           | 2005 | 19           | 3,333                |
| TOTALS    | 4,507            |             |      | 3,836        | 672,842              |

| EXTRA FEATURES |  |  |
|----------------|--|--|
|----------------|--|--|

| 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 |
|-----|------------|-------------|-----|-----|----|----|----------|----|-----------|----------------|-----------|---------|-------------|----|--------|-----------------|-------|
| 2   | 0500       | FP-PRE FAB  | 0   | 100 | 0  | 0  | 1.00     | UT | 3,500.00  | 3,500.00       | 100       | 2003    | 2003        | 3  | 85     | 2,975           |       |
| 4   | 0911       | SCRN RM A   | 0   | 100 | 0  | 0  | 1,476.00 | SF | 18.00     | 18.00          | 100       | 2005    | 2005        | 3  | 21     | 5,579           |       |
| 5   | 0860       | POOL/SPA    | 0   | 100 | 0  | 0  | 1.00     | UT | 50,000.00 | 50,000.00      | 100       | 2005    | 2005        | 04 | 85     | 42,500          |       |
| 7   | 0510       | GARAGE WD-  | 0   | 100 | 20 | 10 | 200.00   | SF | 35.00     | 35.00          | 100       | 2016    | 2016        | 3  | 75     | 5,250           |       |

| LAND DESCRIPTION |          |     |                      |     |     |
|------------------|----------|-----|----------------------|-----|-----|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D |
| 1                | 000100   | C   | RES                  | 100 |     |
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| MARKET ADJUSTMENTS |     |           |             |                |                |                   |      |      |                 |      |        |       |
|--------------------|-----|-----------|-------------|----------------|----------------|-------------------|------|------|-----------------|------|--------|-------|
| TYPE               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB               | EYB  | ECON | FNCT            | NORM | % COND |       |
| 0900               | 01  | 3,836     | 140.9940    | 195.98         | 751,779        | 2003              | 2003 | 0    | 0               | 0    | 10.50  | 89.50 |
| 1 SNGL FAM         |     |           | 100% - 2013 |                |                | Heated Area: 3486 |      |      | HX Base Yr 2013 |      |        |       |



|                                    |
|------------------------------------|
| 96003 SKIPPER LN, FERNANDINA BEACH |
|------------------------------------|

|          |            |    |           |            |
|----------|------------|----|-----------|------------|
| BLD DATE | 03/03/2023 | NW | LGL DATE  |            |
| XF DATE  |            |    | LAND DATE | 05/07/2025 |
| INC DATE |            |    | AG DATE   | MLU        |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |  | 56,304 |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--------|
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--------|

| NASSAU COUNTY PROPERTY    |  | PAGE 1 of 1 | 4      |
|---------------------------|--|-------------|--------|
| VALUATION SUMMARY         |  |             |        |
| VALUATION BY              |  | STANDARD    |        |
| Tax Group: 4              |  | Tax Dist:   |        |
| BUILDING MARKET VALUE     |  | 672,842     |        |
| TOTAL MARKET OB/XF VALUE  |  | 56,304      |        |
| TOTAL LAND VALUE - MARKET |  | 82,350      |        |
| TOTAL MARKET VALUE        |  | 811,496     |        |
| SOH/AGL Deduction         |  | 402,326     |        |
| ASSESSED VALUE            |  | 409,170     |        |
| TOTAL EXEMPTION VALUE     |  | HX HB       | 51,411 |
| BASE TAXABLE VALUE        |  | 357,759     |        |
| TOTAL JUST VALUE          |  | 811,496     |        |
| NCON VALUE                |  | 0           |        |
| INCOME VALUE              |  |             |        |
| PREVIOUS YEAR MKT VALUE   |  | 769,279     |        |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| B1631646   | 200 SF SHED | 8,926  | 01/12/2016 |
| B0515245   | XF08        | 14,315 | 05/01/2005 |
| B0514974   | SWIM POOL   | 42,094 | 01/01/2005 |

| SALES DATA                     |           |           |     |     |        |            |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 2281/1559                      | 6/10/2019 | QC        | U   | I   | 11     | 100        |
| GRANTOR: KELLER PAMELA KAY F/K |           |           |     |     |        |            |
| GRANTEE: SINTES THOMAS J       |           |           |     |     |        |            |
| 1811/0837                      | 8/31/2012 | WD        | Q   | I   | 02     | 410,000    |
| GRANTOR: O'QUINN JOHNNY B & RE |           |           |     |     |        |            |
| GRANTEE: SINTES THOMAS J & P   |           |           |     |     |        |            |

| BUILDING NOTES |  |  |
|----------------|--|--|
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| BUILDING DIMENSIONS |     |                                              |
|---------------------|-----|----------------------------------------------|
| BAS=[YR=2003]       | W24 | PTO=[YR=2005] N16 W24 S16 E24 \$ W49 S22     |
| FST=[YR=2003]       | S4  | FGR=[YR=2003] S21 E23 FST=[YR=2003] E3       |
| N16 W3 S16 \$ N16   | E3  | N5 W26 \$ E4 N4 W4 \$ E4 S4 E22 S25 E15 N5   |
| FOP=[YR=2003]       | E15 | N5 W15 S5 \$ N5 E15 S13 E17 N54 \$ PTR= E15  |
| FUS=[YR=2003]       | E8  | S4 E16 S19 W5 S5 W4 N5 W7 S5 W4 N5 W4 N23 \$ |
| W15 \$              |     |                                              |