

W DIV: BEG SW COR OF NW1/4,
 RUN E 60 FT, N 97 FT, W 60 FT,
 S 97 FT TO POB. (BLOCK A)

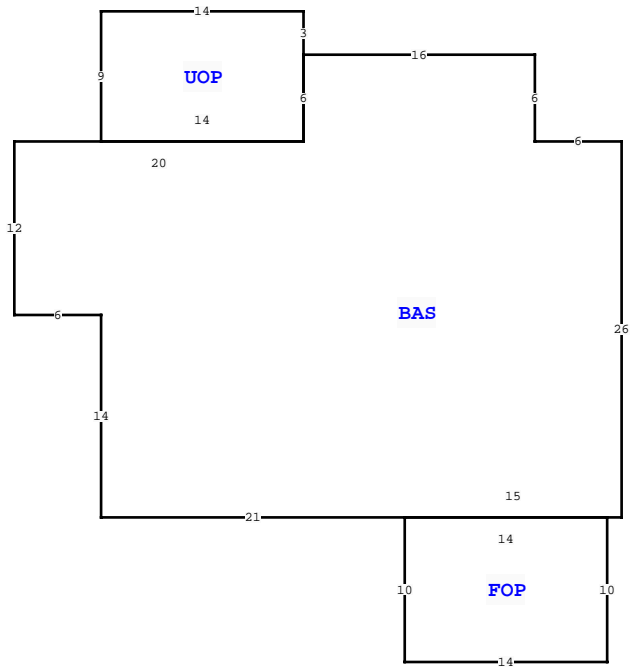
PARK PLACE INVESTMENTS LLC
 P O BOX 15505
 FERNANDINA BEACH, FL 32035

2026

00-00-00-12271-000

| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|----------------|------|
| ELEMENT | CD | | |
| Exterior Wall | 05 | AVERAGE 100 | |
| Roof Structur | 03 | GABLE/HIP 100 | |
| Roof Cover | 01 | MINIMUM 100 | |
| Interior Wall | 04 | PLYWOOD 100 | |
| Interior Floo | 09 | PINE WOOD 100 | |
| Air Condition | 03 | CENTRAL 100 | |
| Heating Type | 04 | AIR DUCTED 100 | |
| Bedrooms | | 2 100 | |
| Bathrooms | | 1 100 | |
| Frame | 01 | NONE 100 | |
| Stories | 1. | 1. 100 | |
| Architctual | 05 | CONV 100 | |
| Units | | 0 100 | |
| Condition Adj | 01 | 01 100 | |
| Kitchen Adjus | 01 | 01 100 | |
| Quality | 03 | 03 | |
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 06 |
| NEIGHBORHOOD/LOC | 840317.00 | 1.00/ | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 1,104 | 100 | |
| FOP | 140 | 30 | |
| UOP | 126 | 20 | |
| TOTALS | 1,370 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | | | |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|--|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | | |
| 0100 | 01 | 1,171 | 69.0336 | 77.32 | 90,542 | 1920 | 1920 | 0 | 0 | 35.00 | 65.00 | | |
| 1 SINGLE FAM 0% - 0 Heated Area: 1104 HX Base Yr | | | | | | | | | | | | | |



| COLUMBIA COUNTY PROPERTY | | | |
|---------------------------|-----------|--|-------------|
| VALUATION SUMMARY | | | PAGE 1 of 1 |
| VALUATION BY | | | STANDARD |
| Tax Group: 1 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 58,852 |
| TOTAL MARKET OB/XF VALUE | | | 2,250 |
| TOTAL LAND VALUE - MARKET | | | 10,950 |
| TOTAL MARKET VALUE | | | 72,052 |
| SOH/AGL Deduction | | | 24,485 |
| ASSESSED VALUE | | | 47,567 |
| TOTAL EXEMPTION VALUE | | | 0 |
| BASE TAXABLE VALUE | | | 47,567 |
| TOTAL JUST VALUE | | | 72,052 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 68,037 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|--------|------------|
| 0804 | REROOF | 12,000 | 10/07/2025 |
| 69 | MAINT/ALTR | 0 | 02/12/2018 |

| SALES DATA | | | | | | |
|-------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1375/1140 | 12/26/2018 | WD | U | I | 11 | 100 |
| GRANTOR: DANIEL DAVID STURGES | | | | | | |
| GRANTEE: PARK PLACE INVESTME | | | | | | |
| 1347/0465 | 11/02/2017 | WD | Q | I | 01 | 24,900 |
| GRANTOR: DAVID A TAYLOR PA | | | | | | |
| GRANTEE: DANIEL DAVID STURGE | | | | | | |

| 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 |
| 1 | 0190 | FPLC PF | 0 | 0 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 0 | 0 | 3 | 100 | 1,200 | |
| 2 | 0120 | CLFENCE 4 | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 250 | |
| 3 | 0296 | SHED METAL | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2016 | 2016 | 3 | 100 | 800 | |
| | | | | | | | | | | | | | | TOTAL OB/XF | | 2,250 | |

| LAND DESCRIPTION | | | | | | | | | | | | | | TOTAL OB/XF | | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|--------|-------|-------------|-----------|-----|-----------|--------|-------------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
| 1 | 0100 | C | SFR | 0 | | *RSF- | 360.00 | 97.00 | 7,300.00 | SF | | 1.00 | 1.00 | 1.00 | 1.50 | 1.50 | 10,950 | | | | | | | |