

**MELTON ELIZABETH K**  
1024 N FLETCHER AV  
FERNANDINA BEACH, FL 32034

**09-3N-29-0000-0005-0000**

| BUILDING CHARACTERISTICS                                                                                                                      |                  |             |                      |                      |                                       |          |       |           |                | MARKET ADJUSTMENTS |                |             |        |         |                  |                |                 |                             |                   | NASSAU COUNTY PROPERTY    |      |     |    |        |              |  |           |  |  |  |  |  |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------|------------------|-------------|----------------------|----------------------|---------------------------------------|----------|-------|-----------|----------------|--------------------|----------------|-------------|--------|---------|------------------|----------------|-----------------|-----------------------------|-------------------|---------------------------|------|-----|----|--------|--------------|--|-----------|--|--|--|--|--|--|--|
| ELEMENT                                                                                                                                       |                  | CD          | CONSTRUCTION         |                      | TYPE                                  |          | MDL   | EFF. AREA | TOT ADJ PTS    | EFF. BASE RATE     | REPL. COST NEW | AYB         | EYB    | ECON    | FNCT             |                | NORM            | % COND                      | VALUATION SUMMARY |                           |      |     |    |        |              |  |           |  |  |  |  |  |  |  |
| Exterior Wall                                                                                                                                 |                  | 15          | CONC BLOCK 100       |                      | 0900                                  | 01       | 1,020 | 122.0400  | 144.92         | 147,818            | 1963           | 1990        | 0      | 0       | 0                | 16.00          | 84.00           | VALUATION BY                |                   | STANDARD                  |      |     |    |        |              |  |           |  |  |  |  |  |  |  |
| Roof Structur                                                                                                                                 |                  | 03          | GABLE/HIP 100        |                      | 1 SNGL FAM - 100% - 2012              |          |       |           |                |                    |                |             |        |         | Heated Area: 960 |                |                 |                             |                   | HX Base Yr                |      |     |    |        | Tax Group: 2 |  | Tax Dist: |  |  |  |  |  |  |  |
| Roof Cover                                                                                                                                    |                  | 03          | COMP SHNGL 100       |                      |                                       |          |       |           |                |                    |                |             |        |         |                  |                |                 |                             |                   | BUILDING MARKET VALUE     |      |     |    |        | 124,167      |  |           |  |  |  |  |  |  |  |
| Interior Wall                                                                                                                                 |                  | 05          | DRYWALL 100          |                      |                                       |          |       |           |                |                    |                |             |        |         |                  |                |                 |                             |                   | TOTAL MARKET OB/XF VALUE  |      |     |    |        | 270          |  |           |  |  |  |  |  |  |  |
| Interior Floo                                                                                                                                 |                  | 11          | CLAY TILE 100        |                      |                                       |          |       |           |                |                    |                |             |        |         |                  |                |                 |                             |                   | TOTAL LAND VALUE - MARKET |      |     |    |        | 250,000      |  |           |  |  |  |  |  |  |  |
| Air Condition                                                                                                                                 |                  | 03          | CENTRAL 100          |                      |                                       |          |       |           |                |                    |                |             |        |         |                  |                |                 |                             |                   | TOTAL MARKET VALUE        |      |     |    |        | 374,437      |  |           |  |  |  |  |  |  |  |
| Heating Type                                                                                                                                  |                  | 04          | AIR DUCTED 100       |                      |                                       |          |       |           |                |                    |                |             |        |         |                  |                |                 |                             |                   | SOH/AGL Deduction         |      |     |    |        | 0            |  |           |  |  |  |  |  |  |  |
| Bedrooms                                                                                                                                      |                  | 03          | 3 100                |                      |                                       |          |       |           |                |                    |                |             |        |         |                  |                |                 |                             |                   | ASSESSED VALUE            |      |     |    |        | 374,437      |  |           |  |  |  |  |  |  |  |
| Bathrooms                                                                                                                                     |                  |             | 1 100                |                      |                                       |          |       |           |                |                    |                |             |        |         |                  |                |                 |                             |                   | TOTAL EXEMPTION VALUE     |      |     |    |        | 14           |  |           |  |  |  |  |  |  |  |
| Frame                                                                                                                                         |                  | 03          | MASONRY 100          |                      |                                       |          |       |           |                |                    |                |             |        |         |                  |                |                 |                             |                   | BASE TAXABLE VALUE        |      |     |    |        | 0            |  |           |  |  |  |  |  |  |  |
| Stories                                                                                                                                       |                  | 1.          | 1. 100               |                      |                                       |          |       |           |                |                    |                |             |        |         |                  |                |                 |                             |                   | TOTAL JUST VALUE          |      |     |    |        | 374,437      |  |           |  |  |  |  |  |  |  |
| Units                                                                                                                                         |                  |             | 0 100                |                      |                                       |          |       |           |                |                    |                |             |        |         |                  |                |                 |                             |                   | NCON VALUE                |      |     |    |        | 0            |  |           |  |  |  |  |  |  |  |
| BUD8 Adjustme                                                                                                                                 |                  | 02          | DIST FB 100          |                      | INCOME VALUE                          |          |       |           |                |                    |                |             |        |         |                  |                |                 |                             |                   |                           |      |     |    |        |              |  |           |  |  |  |  |  |  |  |
| Occupancy                                                                                                                                     |                  | 00          | NONE 100             |                      | PREVIOUS YEAR MKT VALUE               |          |       |           |                | 359,020            |                |             |        |         |                  |                |                 |                             |                   |                           |      |     |    |        |              |  |           |  |  |  |  |  |  |  |
|                                                                                                                                               |                  |             |                      |                      |                                       |          |       |           |                |                    |                |             |        |         |                  |                |                 |                             |                   |                           |      |     |    |        |              |  |           |  |  |  |  |  |  |  |
|                                                                                                                                               |                  |             |                      |                      |                                       |          |       |           |                |                    |                |             |        |         |                  |                |                 |                             |                   |                           |      |     |    |        |              |  |           |  |  |  |  |  |  |  |
|                                                                                                                                               |                  |             |                      |                      |                                       |          |       |           |                |                    |                |             |        |         |                  |                |                 |                             |                   |                           |      |     |    |        |              |  |           |  |  |  |  |  |  |  |
|                                                                                                                                               |                  |             |                      |                      |                                       |          |       |           |                |                    |                |             |        |         |                  |                |                 |                             |                   |                           |      |     |    |        |              |  |           |  |  |  |  |  |  |  |
| Quality                                                                                                                                       |                  | 03          | Quality Level 03     |                      |                                       |          |       |           |                |                    |                |             |        |         |                  |                |                 |                             |                   |                           |      |     |    |        |              |  |           |  |  |  |  |  |  |  |
| DOR CODE                                                                                                                                      |                  | 0100        | SINGLE FAMILY        |                      |                                       |          |       |           |                |                    |                |             |        |         |                  |                |                 |                             |                   |                           |      |     |    |        |              |  |           |  |  |  |  |  |  |  |
| MAP NUM                                                                                                                                       |                  |             | MKT AREA             |                      | 01                                    |          |       |           |                |                    |                |             |        |         |                  |                |                 |                             |                   |                           |      |     |    |        |              |  |           |  |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC                                                                                                                              |                  | 1041.00     |                      |                      |                                       |          |       |           |                |                    |                |             |        |         |                  |                |                 |                             |                   |                           |      |     |    |        |              |  |           |  |  |  |  |  |  |  |
| AREA TYPE                                                                                                                                     | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA         | SUBAREA MARKET VALUE |                                       |          |       |           |                |                    |                |             |        |         |                  |                |                 |                             |                   |                           |      |     |    |        |              |  |           |  |  |  |  |  |  |  |
| BAS                                                                                                                                           | 960              | 100         | 960                  | 116,863              |                                       |          |       |           |                |                    |                |             |        |         |                  |                |                 |                             |                   |                           |      |     |    |        |              |  |           |  |  |  |  |  |  |  |
| UCP                                                                                                                                           | 236              | 20          | 47                   | 5,721                |                                       |          |       |           |                |                    |                |             |        |         |                  |                |                 |                             |                   |                           |      |     |    |        |              |  |           |  |  |  |  |  |  |  |
| UST                                                                                                                                           | 28               | 45          | 13                   | 1,583                |                                       |          |       |           |                |                    |                |             |        |         |                  |                |                 |                             |                   |                           |      |     |    |        |              |  |           |  |  |  |  |  |  |  |
| TOTALS                                                                                                                                        |                  | 1,224       | 1,020                | 124,167              |                                       |          |       |           |                |                    |                |             |        |         |                  |                |                 |                             |                   |                           |      |     |    |        |              |  |           |  |  |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                                |                  |             |                      |                      | 1024 N FLETCHER AVE, FERNANDINA BEACH |          |       |           |                |                    |                |             |        |         |                  |                |                 |                             |                   |                           |      |     |    |        |              |  |           |  |  |  |  |  |  |  |
| 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                                                                                                                                             | 0810             | CONCRETE A  | 0 100                | 16                   | 10                                    | 160.00   | SF    | 6.50      | 6.50           | 100                | 1963           | 1963        | 3      | 20      | 208              |                |                 |                             |                   |                           |      |     |    |        |              |  |           |  |  |  |  |  |  |  |
| 2                                                                                                                                             | 0810             | CONCRETE A  | 0 100                | 7                    | 4                                     | 28.00    | SF    | 6.50      | 6.50           | 100                | 1963           | 1963        | 3      | 20      | 36               |                |                 |                             |                   |                           |      |     |    |        |              |  |           |  |  |  |  |  |  |  |
| 3                                                                                                                                             | 1242             | WD DECK A   | 0 100                | 3                    | 4                                     | 12.00    | SF    | 10.00     | 10.00          | 100                | 2003           | 2003        | 3      | 22      | 26               |                |                 |                             |                   |                           |      |     |    |        |              |  |           |  |  |  |  |  |  |  |
|                                                                                                                                               |                  |             |                      |                      |                                       |          |       |           |                |                    |                |             |        |         |                  |                |                 |                             |                   |                           |      |     |    |        |              |  |           |  |  |  |  |  |  |  |
|                                                                                                                                               |                  |             |                      |                      |                                       |          |       |           |                |                    |                |             |        |         |                  |                |                 |                             |                   |                           |      |     |    |        |              |  |           |  |  |  |  |  |  |  |
|                                                                                                                                               |                  |             |                      |                      |                                       |          |       |           |                |                    |                |             |        |         |                  |                |                 |                             |                   |                           |      |     |    |        |              |  |           |  |  |  |  |  |  |  |
|                                                                                                                                               |                  |             |                      |                      |                                       |          |       |           |                |                    |                |             |        |         |                  |                |                 |                             |                   |                           |      |     |    |        |              |  |           |  |  |  |  |  |  |  |
|                                                                                                                                               |                  |             |                      |                      |                                       |          |       |           |                |                    |                |             |        |         |                  |                |                 |                             |                   |                           |      |     |    |        |              |  |           |  |  |  |  |  |  |  |
|                                                                                                                                               |                  |             |                      |                      |                                       |          |       |           |                |                    |                |             |        |         |                  |                |                 |                             |                   |                           |      |     |    |        |              |  |           |  |  |  |  |  |  |  |
|                                                                                                                                               |                  |             |                      |                      |                                       |          |       |           |                |                    |                |             |        |         |                  |                |                 |                             |                   |                           |      |     |    |        |              |  |           |  |  |  |  |  |  |  |
|                                                                                                                                               |                  |             |                      |                      |                                       |          |       |           |                |                    |                |             |        |         |                  |                |                 |                             |                   |                           |      |     |    |        |              |  |           |  |  |  |  |  |  |  |
| LAND DESCRIPTION                                                                                                                              |                  |             |                      |                      |                                       |          |       |           |                |                    |                |             |        |         |                  |                | TOTAL OB/XF 270 |                             |                   |                           |      |     |    |        |              |  |           |  |  |  |  |  |  |  |
| 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              | DENSITY                   | DECL | FRZ | YR | CONSRV |              |  |           |  |  |  |  |  |  |  |
| 1                                                                                                                                             | 000100           | C           | SFR                  | 100                  | 0006                                  | R-2      | 50.00 | 100.00    | 50.00          | FF                 |                | 1.00        | 1.00   | 1.00    | 5,000.00         | 5,000.00       | 250,000         |                             |                   |                           |      |     |    |        |              |  |           |  |  |  |  |  |  |  |
|                                                                                                                                               |                  |             |                      |                      |                                       |          |       |           |                |                    |                |             |        |         |                  |                |                 |                             |                   |                           |      |     |    |        |              |  |           |  |  |  |  |  |  |  |
|                                                                                                                                               |                  |             |                      |                      |                                       |          |       |           |                |                    |                |             |        |         |                  |                |                 |                             |                   |                           |      |     |    |        |              |  |           |  |  |  |  |  |  |  |
|                                                                                                                                               |                  |             |                      |                      |                                       |          |       |           |                |                    |                |             |        |         |                  |                |                 |                             |                   |                           |      |     |    |        |              |  |           |  |  |  |  |  |  |  |
|                                                                                                                                               |                  |             |                      |                      |                                       |          |       |           |                |                    |                |             |        |         |                  |                |                 |                             |                   |                           |      |     |    |        |              |  |           |  |  |  |  |  |  |  |
|                                                                                                                                               |                  |             |                      |                      |                                       |          |       |           |                |                    |                |             |        |         |                  |                |                 |                             |                   |                           |      |     |    |        |              |  |           |  |  |  |  |  |  |  |
|                                                                                                                                               |                  |             |                      |                      |                                       |          |       |           |                |                    |                |             |        |         |                  |                |                 |                             |                   |                           |      |     |    |        |              |  |           |  |  |  |  |  |  |  |
|                                                                                                                                               |                  |             |                      |                      |                                       |          |       |           |                |                    |                |             |        |         |                  |                |                 |                             |                   |                           |      |     |    |        |              |  |           |  |  |  |  |  |  |  |
| REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/02/2023 BY SYS |                  |             |                      |                      |                                       |          |       |           |                |                    |                |             |        |         |                  |                |                 |                             |                   |                           |      |     |    |        |              |  |           |  |  |  |  |  |  |  |