

**HUMPHREY MICHAEL E & CHANTAL G**  
5069 OLD MOUNTAIN TRL  
POWDER SPRINGS, GA 30127

**01-6N-29-1900-0059-0000**

| BUILDING CHARACTERISTICS                                                                                                                      |                  |                     |                      |                      |                                   |                |                |                |             | MARKET ADJUSTMENTS |             |           |        |                 |            |                |            |                             |      | NASSAU COUNTY PROPERTY |      |     |    |        |   |  |  |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------|------------------|---------------------|----------------------|----------------------|-----------------------------------|----------------|----------------|----------------|-------------|--------------------|-------------|-----------|--------|-----------------|------------|----------------|------------|-----------------------------|------|------------------------|------|-----|----|--------|---|--|--|--|--|
| CONSTRUCTION                                                                                                                                  |                  |                     |                      |                      |                                   |                |                |                |             | VALUATION SUMMARY  |             |           |        |                 |            |                |            |                             |      | PAGE 1 of 1            |      |     |    |        |   |  |  |  |  |
| ELEMENT                                                                                                                                       | CD               | TYPE                | MDL                  | EFF. AREA            | TOT ADJ PTS                       | EFF. BASE RATE | REPL. COST NEW | AYB            | EYB         | ECON               | FNCT        | 0         | 0      | 9.00            | % COND     | 5              |            |                             |      |                        |      |     |    |        |   |  |  |  |  |
| Exterior Wall                                                                                                                                 | 12               | 0500                | 01                   | 4,120                | 112.7720                          | 169.16         | 696,939        | 1987           | 2005        | 0                  | 0           | 0         | 0      | 9.00            | 91.00      | 5              |            |                             |      |                        |      |     |    |        |   |  |  |  |  |
| Roof Structur                                                                                                                                 | 08               | 1 SFR CUST - 0% - 0 |                      |                      |                                   |                |                |                |             |                    |             |           |        |                 |            | 5              |            |                             |      |                        |      |     |    |        |   |  |  |  |  |
| Roof Cover                                                                                                                                    | 03               | Heated Area: 3566   |                      |                      |                                   |                |                |                |             |                    |             |           |        |                 |            | 5              |            |                             |      |                        |      |     |    |        |   |  |  |  |  |
| Interior Wall                                                                                                                                 | 05               | HX Base Yr          |                      |                      |                                   |                |                |                |             |                    |             |           |        |                 |            | 5              |            |                             |      |                        |      |     |    |        |   |  |  |  |  |
| Interior Wall                                                                                                                                 | 08               | 20                  |                      |                      |                                   |                |                |                |             |                    |             |           |        |                 |            | 5              |            |                             |      |                        |      |     |    |        |   |  |  |  |  |
| Interior Floo                                                                                                                                 | 14               | UOP 1293            |                      |                      |                                   |                |                |                |             |                    |             |           |        |                 |            | 5              |            |                             |      |                        |      |     |    |        |   |  |  |  |  |
| Interior Floo                                                                                                                                 | 12               | FOP 1993            |                      |                      |                                   |                |                |                |             |                    |             |           |        |                 |            | 5              |            |                             |      |                        |      |     |    |        |   |  |  |  |  |
| Air Condition                                                                                                                                 | 03               | 20                  |                      |                      |                                   |                |                |                |             |                    |             |           |        |                 |            | 5              |            |                             |      |                        |      |     |    |        |   |  |  |  |  |
| Heating Type                                                                                                                                  | 03               | 14                  |                      |                      |                                   |                |                |                |             |                    |             |           |        |                 |            | 5              |            |                             |      |                        |      |     |    |        |   |  |  |  |  |
| Bedrooms                                                                                                                                      | 4                | 35                  |                      |                      |                                   |                |                |                |             |                    |             |           |        |                 |            | 5              |            |                             |      |                        |      |     |    |        |   |  |  |  |  |
| Bathrooms                                                                                                                                     | 4.5              | 12                  |                      |                      |                                   |                |                |                |             |                    |             |           |        |                 |            | 5              |            |                             |      |                        |      |     |    |        |   |  |  |  |  |
| Frame Stories                                                                                                                                 | 02               | 35                  |                      |                      |                                   |                |                |                |             |                    |             |           |        |                 |            | 5              |            |                             |      |                        |      |     |    |        |   |  |  |  |  |
| Units                                                                                                                                         | 2.               | 32                  |                      |                      |                                   |                |                |                |             |                    |             |           |        |                 |            | 5              |            |                             |      |                        |      |     |    |        |   |  |  |  |  |
| BUD8 Adjustme                                                                                                                                 | 05               | 29                  |                      |                      |                                   |                |                |                |             |                    |             |           |        |                 |            | 5              |            |                             |      |                        |      |     |    |        |   |  |  |  |  |
| Occupancy                                                                                                                                     | 00               | 17                  |                      |                      |                                   |                |                |                |             |                    |             |           |        |                 |            | 5              |            |                             |      |                        |      |     |    |        |   |  |  |  |  |
| Quality                                                                                                                                       | 05               | 20                  |                      |                      |                                   |                |                |                |             |                    |             |           |        |                 |            | 5              |            |                             |      |                        |      |     |    |        |   |  |  |  |  |
| DOR CODE                                                                                                                                      | 0100             | FUS 1993            |                      |                      |                                   |                |                |                |             |                    |             |           |        |                 |            | 5              |            |                             |      |                        |      |     |    |        |   |  |  |  |  |
| MAP NUM                                                                                                                                       |                  | BAS 1993            |                      |                      |                                   |                |                |                |             |                    |             |           |        |                 |            | 5              |            |                             |      |                        |      |     |    |        |   |  |  |  |  |
| NEIGHBORHOOD/LOC                                                                                                                              | 10001.00         | UOP 1993            |                      |                      |                                   |                |                |                |             |                    |             |           |        |                 |            | 5              |            |                             |      |                        |      |     |    |        |   |  |  |  |  |
| AREA TYPE                                                                                                                                     | TOTAL GROSS AREA | PCT OF BASE         | TOT ADJ AREA         | SUBAREA MARKET VALUE |                                   |                |                |                |             |                    |             |           |        |                 | 5          |                |            |                             |      |                        |      |     |    |        |   |  |  |  |  |
| BAS                                                                                                                                           | 2,034            | 100                 | 2,034                | 313,105              |                                   |                |                |                |             |                    |             |           |        |                 | 5          |                |            |                             |      |                        |      |     |    |        |   |  |  |  |  |
| FEP                                                                                                                                           | 247              | 80                  | 198                  | 30,480               |                                   |                |                |                |             |                    |             |           |        |                 | 5          |                |            |                             |      |                        |      |     |    |        |   |  |  |  |  |
| FGR                                                                                                                                           | 490              | 55                  | 270                  | 41,562               |                                   |                |                |                |             |                    |             |           |        |                 | 5          |                |            |                             |      |                        |      |     |    |        |   |  |  |  |  |
| FOP                                                                                                                                           | 180              | 30                  | 54                   | 8,313                |                                   |                |                |                |             |                    |             |           |        |                 | 5          |                |            |                             |      |                        |      |     |    |        |   |  |  |  |  |
| FUS                                                                                                                                           | 1,532            | 100                 | 1,532                | 235,829              |                                   |                |                |                |             |                    |             |           |        |                 | 5          |                |            |                             |      |                        |      |     |    |        |   |  |  |  |  |
| UOP                                                                                                                                           | 80               | 20                  | 16                   | 2,463                |                                   |                |                |                |             |                    |             |           |        |                 | 5          |                |            |                             |      |                        |      |     |    |        |   |  |  |  |  |
| UOP                                                                                                                                           | 82               | 20                  | 16                   | 2,463                |                                   |                |                |                |             |                    |             |           |        |                 | 5          |                |            |                             |      |                        |      |     |    |        |   |  |  |  |  |
| TOTALS                                                                                                                                        | 4,645            |                     | 4,120                | 634,214              |                                   |                |                |                |             |                    |             |           |        |                 | 5          |                |            |                             |      |                        |      |     |    |        |   |  |  |  |  |
| EXTRA FEATURES                                                                                                                                |                  |                     |                      |                      | 16 SEA MARSH RD, FERNANDINA BEACH |                |                |                |             |                    |             |           |        |                 | 5          |                |            |                             |      |                        |      |     |    |        |   |  |  |  |  |
| 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      | 5              |            |                             |      |                        |      |     |    |        |   |  |  |  |  |
| 1                                                                                                                                             | 0812             | CONCRETE C          | 0                    | 0                    | 0                                 | 0              |                | 4.00           | 100         | 1987               | 1987        | 3         | 52     | 3,353           |            | 5              |            |                             |      |                        |      |     |    |        |   |  |  |  |  |
| 2                                                                                                                                             | 1242             | WD DECK A           | 0                    | 0                    | 0                                 | 0              |                | 10.00          | 100         | 1987               | 1987        | 3         | 20     | 1,200           |            | 5              |            |                             |      |                        |      |     |    |        |   |  |  |  |  |
| 3                                                                                                                                             | 0504             | FP-ELECTRI          | 0                    | 0                    | 0                                 | 0              |                | 2,000.00       | 100         | 1987               | 1987        | 3         | 62     | 1,240           |            | 5              |            |                             |      |                        |      |     |    |        |   |  |  |  |  |
| 4                                                                                                                                             | 0445             | BOX FNC 5'          | 0                    | 0                    | 5                                 | 40             |                | 8.10           | 100         | 1987               | 1987        | 3         | 20     | 324             |            | 5              |            |                             |      |                        |      |     |    |        |   |  |  |  |  |
| 5                                                                                                                                             | 1125             | CB/STC 6"           | 0                    | 0                    | 0                                 | 0              |                | 7.35           | 100         | 1987               | 1987        | 3         | 52     | 61              |            | 5              |            |                             |      |                        |      |     |    |        |   |  |  |  |  |
| LAND DESCRIPTION                                                                                                                              |                  |                     |                      |                      |                                   |                |                |                |             |                    |             |           |        |                 |            | 5              |            |                             |      |                        |      |     |    |        |   |  |  |  |  |
| 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 | 5 |  |  |  |  |
| 1                                                                                                                                             | 000130           | C                   | SFR WATER            | 0                    |                                   | RSF-1          | 0.00           | 0.00           | 1.00        | LT                 |             | 1.00      | 1.00   | 1.00            | 750,000.00 | 750,000.00     | 750,000    |                             |      |                        |      |     |    |        | 5 |  |  |  |  |
| REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 750,000 Market: 0 Agricultural: 0 Common: 750,000 PRINTED 08/06/2024 BY SYS |                  |                     |                      |                      |                                   |                |                |                |             |                    |             |           |        |                 |            |                |            |                             |      |                        |      |     |    |        |   |  |  |  |  |