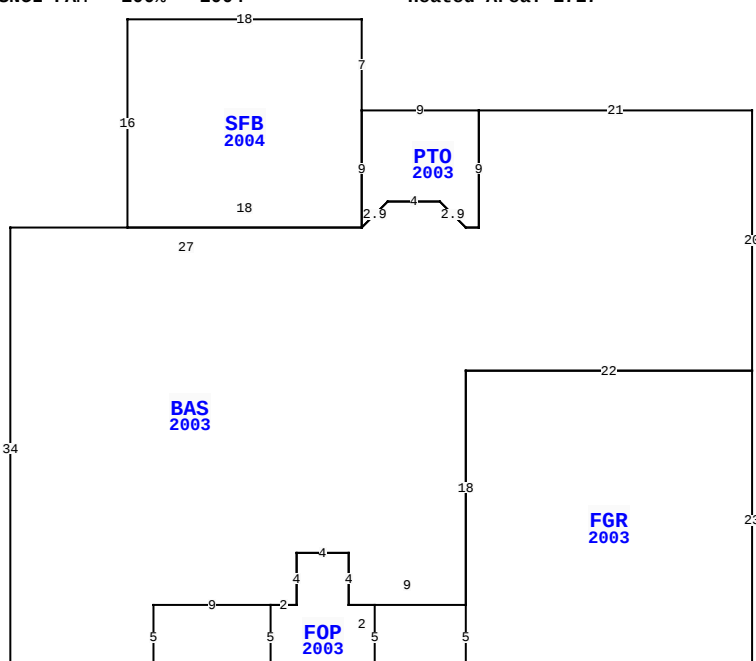


MELOGY SUSAN M L/E/MELOGY SUSAN M LIVING TRUST  
96151 OTTER RUN DR  
FERNANDINA BEACH, FL 32034

**40-2N-28-1590-0029-0000**



| 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 |                             |                 |                        |      |     |    |        | 4 |  |  |  |  |
| Exterior Wall                                                                                                                               | 16               | WD FR STUC   | 100                  | 0900                                                                               | 01      | 2,025     | 114.1700    |                | 142.71         | 288,988            | 2003    | 2003        |        | 0                 | 0               | 10.00          | 90.00             | VALUATION BY                |                 | STANDARD               |      |     |    |        |   |  |  |  |  |
| Roof Structur                                                                                                                               | 03               | GABLE/HIP    | 100                  | 1 SNGL FAM - 100% - 2004                                                           |         |           |             |                |                |                    |         |             |        | Heated Area: 1727 |                 |                |                   |                             | HX Base Yr 2004 |                        |      |     |    |        |   |  |  |  |  |
| Roof Cover                                                                                                                                  | 03               | COMP SHNGL   | 100                  |  |         |           |             |                |                |                    |         |             |        |                   |                 |                |                   |                             |                 |                        |      |     |    |        |   |  |  |  |  |
| Interior Wall                                                                                                                               | 05               | DRYWALL      | 100                  |                                                                                    |         |           |             |                |                |                    |         |             |        |                   |                 |                |                   |                             |                 |                        |      |     |    |        |   |  |  |  |  |
| Interior Floo                                                                                                                               | 11               | CLAY TILE    | 50                   |                                                                                    |         |           |             |                |                |                    |         |             |        |                   |                 |                |                   |                             |                 |                        |      |     |    |        |   |  |  |  |  |
| Interior Floo                                                                                                                               | 13               | LVT/LAMNT    | 50                   |                                                                                    |         |           |             |                |                |                    |         |             |        |                   |                 |                |                   |                             |                 |                        |      |     |    |        |   |  |  |  |  |
| Air Condition                                                                                                                               | 03               | CENTRAL      | 100                  |                                                                                    |         |           |             |                |                |                    |         |             |        |                   |                 |                |                   |                             |                 |                        |      |     |    |        |   |  |  |  |  |
| Heating Type                                                                                                                                | 04               | AIR DUCTED   | 100                  |                                                                                    |         |           |             |                |                |                    |         |             |        |                   |                 |                |                   |                             |                 |                        |      |     |    |        |   |  |  |  |  |
| Bedrooms                                                                                                                                    |                  | 3 100        |                      |                                                                                    |         |           |             |                |                |                    |         |             |        |                   |                 |                |                   |                             |                 |                        |      |     |    |        |   |  |  |  |  |
| Bathrooms                                                                                                                                   |                  | 2 100        |                      |                                                                                    |         |           |             |                |                |                    |         |             |        |                   |                 |                |                   |                             |                 |                        |      |     |    |        |   |  |  |  |  |
| Frame                                                                                                                                       | 02               | WOOD FRAME   | 100                  |                                                                                    |         |           |             |                |                |                    |         |             |        |                   |                 |                |                   |                             |                 |                        |      |     |    |        |   |  |  |  |  |
| Stories                                                                                                                                     | 1.               | 1. 100       |                      |                                                                                    |         |           |             |                |                |                    |         |             |        |                   |                 |                |                   |                             |                 |                        |      |     |    |        |   |  |  |  |  |
| Units                                                                                                                                       | 0                | 100          |                      |                                                                                    |         |           |             |                |                |                    |         |             |        |                   |                 |                |                   |                             |                 |                        |      |     |    |        |   |  |  |  |  |
| Occupancy                                                                                                                                   | 00               | NONE         | 100                  |                                                                                    |         |           |             |                |                |                    |         |             |        |                   |                 |                |                   |                             |                 |                        |      |     |    |        |   |  |  |  |  |
| Quality                                                                                                                                     |                  | 03           | Quality Level 03     |                                                                                    |         |           |             |                |                |                    |         |             |        |                   |                 |                |                   |                             |                 |                        |      |     |    |        |   |  |  |  |  |
| DOR CODE                                                                                                                                    |                  | 0100         | SINGLE FAMILY        |                                                                                    |         |           |             |                |                |                    |         |             |        |                   |                 |                |                   |                             |                 |                        |      |     |    |        |   |  |  |  |  |
| MAP NUM                                                                                                                                     |                  |              | MKT AREA             |                                                                                    | 04      |           |             |                |                |                    |         |             |        |                   |                 |                |                   |                             |                 |                        |      |     |    |        |   |  |  |  |  |
| NEIGHBORHOOD/LOC                                                                                                                            |                  | 4013.00      |                      |                                                                                    |         |           |             |                |                |                    |         |             |        |                   |                 |                |                   |                             |                 |                        |      |     |    |        |   |  |  |  |  |
| AREA TYPE                                                                                                                                   | TOTAL GROSS AREA | PCT OF BASE  | TOT ADJ AREA         | SUBAREA MARKET VALUE                                                               |         |           |             |                |                |                    |         |             |        |                   |                 |                |                   |                             |                 |                        |      |     |    |        |   |  |  |  |  |
| BAS                                                                                                                                         | 1,497            | 100          | 1,497                | 192,273                                                                            |         |           |             |                |                |                    |         |             |        |                   |                 |                |                   |                             |                 |                        |      |     |    |        |   |  |  |  |  |
| FGR                                                                                                                                         | 506              | 55           | 278                  | 35,706                                                                             |         |           |             |                |                |                    |         |             |        |                   |                 |                |                   |                             |                 |                        |      |     |    |        |   |  |  |  |  |
| FOP                                                                                                                                         | 56               | 30           | 17                   | 2,183                                                                              |         |           |             |                |                |                    |         |             |        |                   |                 |                |                   |                             |                 |                        |      |     |    |        |   |  |  |  |  |
| PTO                                                                                                                                         | 69               | 5            | 3                    | 385                                                                                |         |           |             |                |                |                    |         |             |        |                   |                 |                |                   |                             |                 |                        |      |     |    |        |   |  |  |  |  |
| SFB                                                                                                                                         | 288              | 80           | 230                  | 29,541                                                                             |         |           |             |                |                |                    |         |             |        |                   |                 |                |                   |                             |                 |                        |      |     |    |        |   |  |  |  |  |
| TOTALS                                                                                                                                      |                  | 2,416        |                      | 2,025                                                                              | 260,089 |           |             |                |                |                    |         |             |        |                   |                 |                |                   |                             |                 |                        |      |     |    |        |   |  |  |  |  |
| EXTRA FEATURES                                                                                                                              |                  |              |                      | 96151 OTTER RUN DR, 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                                                                                                                                           | 0811             | CONCRETE B   | 0 100                | 0                                                                                  | 0       | 717.00    | SF          | 5.20           | 5.20           | 100                | 2003    | 2003        | 3      | 83                | 3,095           |                |                   |                             |                 |                        |      |     |    |        |   |  |  |  |  |
| LAND DESCRIPTION                                                                                                                            |                  |              |                      |                                                                                    |         |           |             |                |                |                    |         |             |        |                   |                 |                |                   |                             |                 |                        |      |     |    |        |   |  |  |  |  |
| L N                                                                                                                                         | USE CODE         | CLS          | LAND USE DESCRIPTION | CAP                                                                                | R D     | LOC ZONE  | FRONT       | DEPTH          | TOT LND UTS    | UNIT TYPE          | D T     | DPH 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                                                                                |         | RSF-1     | 0.00        | 0.00           | 1.00           | LT                 |         | 1.00        | 1.00   | 1.00              | 75,000.00       | 75,000.00      | 75,000            |                             |                 |                        |      |     |    |        |   |  |  |  |  |
| REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS |                  |              |                      |                                                                                    |         |           |             |                |                |                    |         |             |        |                   |                 |                |                   |                             |                 |                        |      |     |    |        |   |  |  |  |  |