

GREEN EDWARD R/MELANSON MARIA J ET AL  
96316 GLENWOOD RD  
YULEE, FL 32097

**50-3N-28-5280-0001-012A**

| BUILDING CHARACTERISTICS |                  |                  |              |                      |                          |          |    |          |                | MARKET ADJUSTMENTS       |         |             |             |                |                 |       |      |      |      | NASSAU COUNTY PROPERTY |       |        |              |  |           |  |  |  |  |                           |  |  |  |  |                |  |  |                 |  |          |  |  |  |  |  |  |  |
|--------------------------|------------------|------------------|--------------|----------------------|--------------------------|----------|----|----------|----------------|--------------------------|---------|-------------|-------------|----------------|-----------------|-------|------|------|------|------------------------|-------|--------|--------------|--|-----------|--|--|--|--|---------------------------|--|--|--|--|----------------|--|--|-----------------|--|----------|--|--|--|--|--|--|--|
| CONSTRUCTION             |                  |                  |              |                      |                          |          |    |          |                | VALUATION SUMMARY        |         |             |             |                |                 |       |      |      |      | PAGE 1 of 2            |       |        |              |  |           |  |  |  |  |                           |  |  |  |  |                |  |  |                 |  |          |  |  |  |  |  |  |  |
| ELEMENT                  | CD               |                  |              |                      |                          |          |    |          |                | TYPE                     | MDL     | EFF. AREA   | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW  | AYB   | EYB  | ECON | FNCT |                        | NORM  | % COND |              |  |           |  |  |  |  |                           |  |  |  |  |                |  |  |                 |  |          |  |  |  |  |  |  |  |
| Exterior Wall            | 16               | WD FR STUC 70    |              |                      |                          |          |    |          |                | 0500                     | 01      | 3,153       | 110.4000    | 165.60         | 522,137         | 1991  | 2000 | 0    | 0    | 0                      | 11.35 | 88.65  | VALUATION BY |  |           |  |  |  |  |                           |  |  |  |  |                |  |  |                 |  |          |  |  |  |  |  |  |  |
| Exterior Wall            | 10               | ABOVE AVG 30     |              |                      |                          |          |    |          |                | 1 SFR CUST - 100% - 2012 |         |             |             |                |                 |       |      |      |      | Heated Area: 2740      |       |        |              |  |           |  |  |  |  | HX Base Yr 2012           |  |  |  |  |                |  |  |                 |  | STANDARD |  |  |  |  |  |  |  |
| Roof Structur            | 08               | IRREGULAR 100    |              |                      |                          |          |    |          |                |                          |         |             |             |                |                 |       |      |      |      |                        |       |        |              |  |           |  |  |  |  | Tax Group: 4              |  |  |  |  |                |  |  | Tax Dist:       |  |          |  |  |  |  |  |  |  |
| Roof Cover               | 03               | COMP SHNGL 100   |              |                      |                          |          |    |          |                |                          |         |             |             |                |                 |       |      |      |      |                        |       |        |              |  |           |  |  |  |  | BUILDING MARKET VALUE     |  |  |  |  |                |  |  | 522,361         |  |          |  |  |  |  |  |  |  |
| Interior Wall            | 05               | DRYWALL 100      |              |                      |                          |          |    |          |                |                          |         |             |             |                |                 |       |      |      |      |                        |       |        |              |  |           |  |  |  |  | TOTAL MARKET OB/XF VALUE  |  |  |  |  |                |  |  | 51,377          |  |          |  |  |  |  |  |  |  |
| Interior Floo            | 13               | LVT/LAMNT 50     |              |                      |                          |          |    |          |                |                          |         |             |             |                |                 |       |      |      |      |                        |       |        |              |  |           |  |  |  |  | TOTAL LAND VALUE - MARKET |  |  |  |  |                |  |  | 233,600         |  |          |  |  |  |  |  |  |  |
| Interior Floo            | 18               | SLATE 50         |              |                      |                          |          |    |          |                |                          |         |             |             |                |                 |       |      |      |      |                        |       |        |              |  |           |  |  |  |  | TOTAL MARKET VALUE        |  |  |  |  |                |  |  | 807,338         |  |          |  |  |  |  |  |  |  |
| Air Condition            | 03               | CENTRAL 100      |              |                      |                          |          |    |          |                |                          |         |             |             |                |                 |       |      |      |      |                        |       |        |              |  |           |  |  |  |  | SOH/AGL Deduction         |  |  |  |  |                |  |  | 371,550         |  |          |  |  |  |  |  |  |  |
| Heating Type             | 04               | AIR DUCTED 100   |              |                      |                          |          |    |          |                |                          |         |             |             |                |                 |       |      |      |      |                        |       |        |              |  |           |  |  |  |  | ASSESSED VALUE            |  |  |  |  |                |  |  | 435,788         |  |          |  |  |  |  |  |  |  |
| Bedrooms                 |                  | 3 100            |              |                      |                          |          |    |          |                |                          |         |             |             |                |                 |       |      |      |      |                        |       |        |              |  |           |  |  |  |  | TOTAL EXEMPTION VALUE     |  |  |  |  |                |  |  | HX HB WR 55,000 |  |          |  |  |  |  |  |  |  |
| Bathrooms                |                  | 3.5 100          |              |                      |                          |          |    |          |                |                          |         |             |             |                |                 |       |      |      |      |                        |       |        |              |  |           |  |  |  |  | BASE TAXABLE VALUE        |  |  |  |  |                |  |  | 380,788         |  |          |  |  |  |  |  |  |  |
| Frame                    | 02               | WOOD FRAME 100   |              |                      |                          |          |    |          |                |                          |         |             |             |                |                 |       |      |      |      |                        |       |        |              |  |           |  |  |  |  | TOTAL JUST VALUE          |  |  |  |  |                |  |  | 807,338         |  |          |  |  |  |  |  |  |  |
| Stories                  | 2.               | 2. 100           |              |                      |                          |          |    |          |                |                          |         |             |             |                |                 |       |      |      |      |                        |       |        |              |  |           |  |  |  |  | NCON VALUE                |  |  |  |  |                |  |  | 0               |  |          |  |  |  |  |  |  |  |
| Units                    |                  | 0 100            |              |                      |                          |          |    |          |                |                          |         |             |             |                |                 |       |      |      |      |                        |       |        |              |  |           |  |  |  |  | INCOME VALUE              |  |  |  |  |                |  |  |                 |  |          |  |  |  |  |  |  |  |
| Occupancy                | 00               | NONE 100         |              |                      |                          |          |    |          |                |                          |         |             |             |                |                 |       |      |      |      |                        |       |        |              |  |           |  |  |  |  | PREVIOUS YEAR MKT VALUE   |  |  |  |  |                |  |  | 712,689         |  |          |  |  |  |  |  |  |  |
| Quality                  | 03               | Quality Level 03 |              |                      |                          |          |    |          |                |                          |         |             |             |                |                 |       |      |      |      |                        |       |        |              |  |           |  |  |  |  |                           |  |  |  |  |                |  |  |                 |  |          |  |  |  |  |  |  |  |
| DOR CODE                 | 0100             | SINGLE FAMILY    |              |                      |                          |          |    |          |                |                          |         |             |             |                |                 |       |      |      |      |                        |       |        |              |  |           |  |  |  |  |                           |  |  |  |  |                |  |  |                 |  |          |  |  |  |  |  |  |  |
| MAP NUM                  |                  | MKT AREA         |              |                      |                          |          |    |          |                |                          |         |             |             |                |                 |       |      |      |      |                        |       |        |              |  |           |  |  |  |  |                           |  |  |  |  |                |  |  |                 |  |          |  |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC         | 4029.00          |                  |              |                      |                          |          |    |          |                |                          |         |             |             |                |                 |       |      |      |      |                        |       |        |              |  |           |  |  |  |  |                           |  |  |  |  |                |  |  |                 |  |          |  |  |  |  |  |  |  |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE      | TOT ADJ AREA | SUBAREA MARKET VALUE |                          |          |    |          |                |                          |         |             |             |                |                 |       |      |      |      |                        |       |        |              |  |           |  |  |  |  |                           |  |  |  |  |                |  |  |                 |  |          |  |  |  |  |  |  |  |
| BAL                      | 192              | 15               | 29           | 4,257                |                          |          |    |          |                |                          |         |             |             |                |                 |       |      |      |      |                        |       |        |              |  |           |  |  |  |  |                           |  |  |  |  |                |  |  |                 |  |          |  |  |  |  |  |  |  |
| BAS                      | 1,585            | 100              | 1,585        | 232,685              |                          |          |    |          |                |                          |         |             |             |                |                 |       |      |      |      |                        |       |        |              |  |           |  |  |  |  |                           |  |  |  |  |                |  |  |                 |  |          |  |  |  |  |  |  |  |
| BAS                      | 147              | 100              | 147          | 21,580               |                          |          |    |          |                |                          |         |             |             |                |                 |       |      |      |      |                        |       |        |              |  |           |  |  |  |  |                           |  |  |  |  |                |  |  |                 |  |          |  |  |  |  |  |  |  |
| DCK                      | 85               | 10               | 8            | 1,175                |                          |          |    |          |                |                          |         |             |             |                |                 |       |      |      |      |                        |       |        |              |  |           |  |  |  |  |                           |  |  |  |  |                |  |  |                 |  |          |  |  |  |  |  |  |  |
| DCK                      | 267              | 10               | 27           | 3,964                |                          |          |    |          |                |                          |         |             |             |                |                 |       |      |      |      |                        |       |        |              |  |           |  |  |  |  |                           |  |  |  |  |                |  |  |                 |  |          |  |  |  |  |  |  |  |
| FOP                      | 119              | 30               | 36           | 5,285                |                          |          |    |          |                |                          |         |             |             |                |                 |       |      |      |      |                        |       |        |              |  |           |  |  |  |  |                           |  |  |  |  |                |  |  |                 |  |          |  |  |  |  |  |  |  |
| FOP                      | 324              | 30               | 97           | 14,240               |                          |          |    |          |                |                          |         |             |             |                |                 |       |      |      |      |                        |       |        |              |  |           |  |  |  |  |                           |  |  |  |  |                |  |  |                 |  |          |  |  |  |  |  |  |  |
| FUS                      | 816              | 100              | 816          | 119,793              |                          |          |    |          |                |                          |         |             |             |                |                 |       |      |      |      |                        |       |        |              |  |           |  |  |  |  |                           |  |  |  |  |                |  |  |                 |  |          |  |  |  |  |  |  |  |
| FUS                      | 192              | 100              | 192          | 28,186               |                          |          |    |          |                |                          |         |             |             |                |                 |       |      |      |      |                        |       |        |              |  |           |  |  |  |  |                           |  |  |  |  |                |  |  |                 |  |          |  |  |  |  |  |  |  |
| UGR                      | 480              | 45               | 216          | 31,710               |                          |          |    |          |                |                          |         |             |             |                |                 |       |      |      |      |                        |       |        |              |  |           |  |  |  |  |                           |  |  |  |  |                |  |  |                 |  |          |  |  |  |  |  |  |  |
| TOTALS                   | 4,207            |                  | 3,153        | 462,874              |                          |          |    |          |                |                          |         |             |             |                |                 |       |      |      |      |                        |       |        |              |  |           |  |  |  |  |                           |  |  |  |  |                |  |  |                 |  |          |  |  |  |  |  |  |  |
| EXTRA FEATURES           |                  |                  |              |                      | 96316 GLENWOOD RD, YULEE |          |    |          |                |                          |         |             |             |                | BLD DATE        |       |      |      |      |                        |       |        |              |  | LGL DATE  |  |  |  |  |                           |  |  |  |  | 06/21/2023 MLU |  |  |                 |  |          |  |  |  |  |  |  |  |
|                          |                  |                  |              |                      |                          |          |    |          |                |                          |         |             |             |                | XF DATE         |       |      |      |      |                        |       |        |              |  | LAND DATE |  |  |  |  |                           |  |  |  |  |                |  |  |                 |  |          |  |  |  |  |  |  |  |
|                          |                  |                  |              |                      |                          |          |    |          |                |                          |         |             |             |                | INC DATE        |       |      |      |      |                        |       |        |              |  | AG DATE   |  |  |  |  |                           |  |  |  |  |                |  |  |                 |  |          |  |  |  |  |  |  |  |
| 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                        | 600.00   | SF | 5.20     | 5.20           | 100                      | 1987    | 1987        | 3           | 52             | 1,622           |       |      |      |      |                        |       |        |              |  |           |  |  |  |  |                           |  |  |  |  |                |  |  |                 |  |          |  |  |  |  |  |  |  |
| 2                        | 0525             | GAZEBO           | 0 100        | 0                    | 0                        | 1.00     | UT | 5,000.00 | 5,000.00       | 100                      | 1988    | 1988        | 3           | 20             | 1,000           |       |      |      |      |                        |       |        |              |  |           |  |  |  |  |                           |  |  |  |  |                |  |  |                 |  |          |  |  |  |  |  |  |  |
| 3                        | 0861             | POOL GUNIT       | 0 100        | 35                   | 18                       | 630.00   | SF | 85.00    | 85.00          | 100                      | 1992    | 1992        | 3           | 20             | 10,710          |       |      |      |      |                        |       |        |              |  |           |  |  |  |  |                           |  |  |  |  |                |  |  |                 |  |          |  |  |  |  |  |  |  |
| 4                        | 0500             | FP-PRE FAB       | 0 100        | 0                    | 0                        | 1.00     | UT | 3,500.00 | 3,500.00       | 100                      | 1991    | 1991        | 3           | 70             | 2,450           |       |      |      |      |                        |       |        |              |  |           |  |  |  |  |                           |  |  |  |  |                |  |  |                 |  |          |  |  |  |  |  |  |  |
| 5                        | 0820             | WOOD WALK        | 0 100        | 0                    | 0                        | 370.00   | SF | 11.75    | 11.75          | 100                      | 1991    | 1991        | 3           | 40             | 1,739           |       |      |      |      |                        |       |        |              |  |           |  |  |  |  |                           |  |  |  |  |                |  |  |                 |  |          |  |  |  |  |  |  |  |
| 6                        | 0845             | KOOL DECK        | 0 100        | 0                    | 0                        | 644.00   | SF | 7.25     | 7.25           | 100                      | 1992    | 1992        | 3           | 64             | 2,988           |       |      |      |      |                        |       |        |              |  |           |  |  |  |  |                           |  |  |  |  |                |  |  |                 |  |          |  |  |  |  |  |  |  |
| 7                        | 0812             | CONCRETE C       | 0 100        | 0                    | 0                        | 2,140.00 | SF | 4.00     | 4.00           | 100                      | 1991    | 1991        | 3           | 62             | 5,307           |       |      |      |      |                        |       |        |              |  |           |  |  |  |  |                           |  |  |  |  |                |  |  |                 |  |          |  |  |  |  |  |  |  |
| 8                        | 0920             | CWALL-WD/M       | 0 100        | 0                    | 0                        | 293.00   | LF | 390.00   | 390.00         | 100                      | 2002    | 2002        | 3           | 20             | 22,854          |       |      |      |      |                        |       |        |              |  |           |  |  |  |  |                           |  |  |  |  |                |  |  |                 |  |          |  |  |  |  |  |  |  |

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