

LOT 54  
IN OR 2118/551  
LONG POINT #1 PB 5/85-89

DUNLEVY LIVING TRUST/DUNLEVY TIMOTHY TRUSTEE  
7 JUNIPER COURT  
FERNANDINA BEACH, FL 32034

2025

03-6N-29-00LP-0054-0000



| BUILDING CHARACTERISTICS |                  |                  |      |              |                      |
|--------------------------|------------------|------------------|------|--------------|----------------------|
| ELEMENT                  | CD               | CONSTRUCTION     |      |              |                      |
| Exterior Wall            | 12               | CEDAR 100        |      |              |                      |
| Roof Structur            | 03               | GABLE/HIP 100    |      |              |                      |
| Roof Cover               | 03               | COMP SHNGL 100   |      |              |                      |
| Interior Wall            | 05               | DRYWALL 100      |      |              |                      |
| Interior Floo            | 11               | CLAY TILE 60     |      |              |                      |
| Interior Floo            | 14               | CARPET 40        |      |              |                      |
| Air Condition            | 03               | CENTRAL 100      |      |              |                      |
| Heating Type             | 04               | AIR DUCTED 100   |      |              |                      |
| Bedrooms                 |                  | 3 100            |      |              |                      |
| Bathrooms                |                  | 3 100            |      |              |                      |
| Frame                    | 02               | WOOD FRAME 100   |      |              |                      |
| Stories                  |                  | 2. 100           |      |              |                      |
| Units                    |                  | 0 100            |      |              |                      |
|                          |                  |                  |      |              |                      |
|                          |                  |                  |      |              |                      |
| Quality                  | 04               | Quality Level 04 |      |              |                      |
| DOR CODE                 | 0100             | SINGLE FAMILY    |      |              |                      |
| MAP NUM                  |                  | MKT AREA         |      |              | 10                   |
| NEIGHBORHOOD/LOC         | 10007.00         |                  |      |              |                      |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE      | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAL                      | 136              | 15               | 1993 | 20           | 3,898                |
| BAS                      | 1,459            | 100              | 1993 | 1,459        | 284,355              |
| DCK                      | 80               | 10               | 1993 | 8            | 1,560                |
| DCK                      | 402              | 10               | 1993 | 40           | 7,796                |
| FGR                      | 776              | 55               | 1993 | 427          | 83,221               |
| FOP                      | 122              | 30               | 1993 | 37           | 7,211                |
| FUS                      | 1,386            | 100              | 1993 | 1,386        | 270,128              |
| STR                      | 117              | 10               | 1993 | 12           | 2,338                |
| STR                      | 130              | 10               | 1993 | 13           | 2,533                |
| TOTALS                   | 4,608            |                  |      | 3,402        | 663,041              |

| MARKET ADJUSTMENTS |     |           |             |                |                |      |      |      |      |         |        |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---------|--------|
| TYPE               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM    | % COND |
| 0500               | 11  | 3,402     | 144.2707    | 227.95         | 775,486        | 1991 | 1995 | 0    | 0    | 0 14.50 | 85.50  |

1 SFR CUST - 100% - 2018

Heated Area: 2845

HX Base Yr 2018

The diagram shows a property layout with several labeled areas and their dimensions:

- STR 1993**: 13, 9, 19, 9, 18, 8, 23, 34, 10, 13, 10, 13, 10, 13, 10, 13, 10, 13, 10, 13, 10, 13, 10, 13, 10, 13, 10, 13, 10, 13, 10, 13, 10, 13, 10, 13, 10, 13, 10, 13, 10, 13, 10, 13, 10, 13, 10, 13, 10, 13, 10, 13, 10, 13, 10, 13, 10, 13, 10, 13, 10, 13, 10, 13, 10, 13, 10, 13, 10, 13, 10, 13, 10, 13, 10, 13, 10, 13, 10, 13, 10, 13, 10, 13, 10, 13, 10, 13, 10, 13, 10, 13, 10, 13, 10, 13, 10, 13, 10, 13, 10, 13, 10, 13, 10, 13, 10, 13, 10, 13, 10, 13, 10, 13, 10, 13, 10, 13, 10, 13, 10, 13, 10, 13, 10, 13, 10, 13, 10, 13, 10, 13, 10, 13, 10, 13, 10, 13, 10, 13, 10, 13, 10, 13, 10, 13, 10, 13, 10, 13, 10, 13, 10, 13, 10, 13, 10, 13, 10, 13, 10, 13, 10, 13, 10, 13, 10, 13, 10, 13, 10, 13, 10, 13, 10, 13, 10, 13, 10, 13, 10, 13, 10, 13, 10, 13, 10, 13, 10, 13, 10, 13, 10, 13, 10, 13, 10, 13, 10, 13, 10, 13, 10, 13, 10, 13, 10, 13, 10, 13, 10, 13, 10, 13, 10, 13, 10, 13, 10, 13, 10, 13, 10, 13, 10, 13, 10, 13, 10, 13, 10, 13, 10, 13, 10, 13, 10, 13, 10, 13, 10, 13, 10, 13, 10, 13, 10, 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