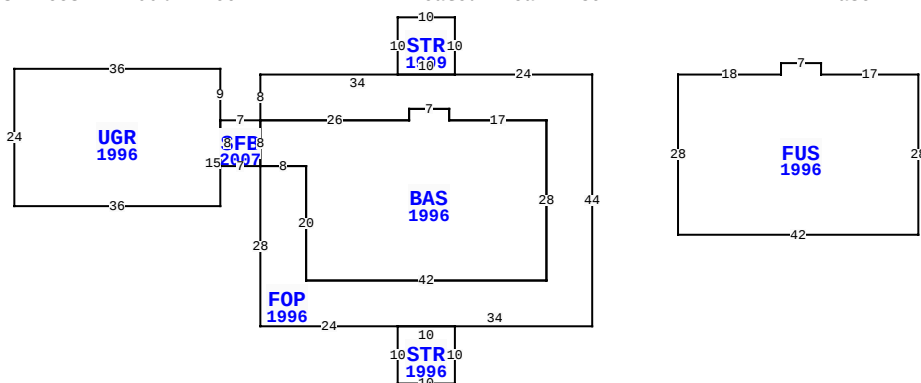


MELOGY JOHN KEVIN & DONNA T  
96285 PINEY ISLAND  
FERNANDINA BEACH, FL 32034

**47-3N-28-5000-0017-0000**

| 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            | 30               | VINYL 100      |                      | 0500                                                                               | 01                                      | 3,287     | 98.9920     | 156.41         | 514,120        | 1996               | 1996    |             | 0      | 0       | 0               | 13.75          | 86.25             | VALUATION BY                |      |                         |      |     | STANDARD     |        |          |  |  |                 |  |            |  |  |  |  |     |  |  |  |  |
| Roof Structur            | 03               | GABLE/HIP 100  |                      | 1 SFR CUST - 100% - 1997                                                           |                                         |           |             |                |                |                    |         |             |        |         |                 |                |                   | Heated Area: 2489           |      |                         |      |     |              |        |          |  |  | HX Base Yr 1997 |  |            |  |  |  |  |     |  |  |  |  |
| Roof Cover               | 03               | COMP SHNGL 100 |                      |  |                                         |           |             |                |                |                    |         |             |        |         |                 |                |                   | Tax Group: 7                |      |                         |      |     | Tax Dist:    |        |          |  |  |                 |  |            |  |  |  |  |     |  |  |  |  |
| Interior Wall            | 05               | DRYWALL 100    |                      |                                                                                    |                                         |           |             |                |                |                    |         |             |        |         |                 |                |                   | BUILDING MARKET VALUE       |      |                         |      |     | 556,162      |        |          |  |  |                 |  |            |  |  |  |  |     |  |  |  |  |
| Interior Floo            | 14               | CARPET 80      |                      |                                                                                    |                                         |           |             |                |                |                    |         |             |        |         |                 |                |                   | TOTAL MARKET OB/XF VALUE    |      |                         |      |     | 105,205      |        |          |  |  |                 |  |            |  |  |  |  |     |  |  |  |  |
| Interior Floo            | 11               | CLAY TILE 20   |                      |                                                                                    |                                         |           |             |                |                |                    |         |             |        |         |                 |                |                   | TOTAL LAND VALUE - MARKET   |      |                         |      |     | 302,500      |        |          |  |  |                 |  |            |  |  |  |  |     |  |  |  |  |
| Air Condition            | 03               | CENTRAL 100    |                      |                                                                                    |                                         |           |             |                |                |                    |         |             |        |         |                 |                |                   | TOTAL MARKET VALUE          |      |                         |      |     | 963,867      |        |          |  |  |                 |  |            |  |  |  |  |     |  |  |  |  |
| Heating Type             | 04               | AIR DUCTED 100 |                      |                                                                                    |                                         |           |             |                |                |                    |         |             |        |         |                 |                |                   | SOH/AGL Deduction           |      |                         |      |     | 405,985      |        |          |  |  |                 |  |            |  |  |  |  |     |  |  |  |  |
| Bedrooms                 |                  | 4 100          |                      |                                                                                    |                                         |           |             |                |                |                    |         |             |        |         |                 |                |                   | ASSESSED VALUE              |      |                         |      |     | 557,882      |        |          |  |  |                 |  |            |  |  |  |  |     |  |  |  |  |
| Bathrooms                |                  | 2.5 100        |                      |                                                                                    |                                         |           |             |                |                |                    |         |             |        |         |                 |                |                   | TOTAL EXEMPTION VALUE       |      |                         |      |     | HX HB 50,722 |        |          |  |  |                 |  |            |  |  |  |  |     |  |  |  |  |
| Frame                    | 02               | WOOD FRAME 100 |                      |                                                                                    |                                         |           |             |                |                |                    |         |             |        |         |                 |                |                   | BASE TAXABLE VALUE          |      |                         |      |     | 507,160      |        |          |  |  |                 |  |            |  |  |  |  |     |  |  |  |  |
| Stories                  | 2.               | 2. 100         |                      |                                                                                    |                                         |           |             |                |                |                    |         |             |        |         |                 |                |                   | TOTAL JUST VALUE            |      |                         |      |     | 963,867      |        |          |  |  |                 |  |            |  |  |  |  |     |  |  |  |  |
| Units                    | 0                | 0 100          |                      | NCON VALUE                                                                         |                                         |           |             |                | 0              |                    |         |             |        |         |                 |                |                   |                             |      |                         |      |     |              |        |          |  |  |                 |  |            |  |  |  |  |     |  |  |  |  |
| Occupancy                | 00               | NONE 100       |                      | INCOME VALUE                                                                       |                                         |           |             |                |                |                    |         |             |        |         |                 |                |                   |                             |      |                         |      |     |              |        |          |  |  |                 |  |            |  |  |  |  |     |  |  |  |  |
| Quality                  |                  | 03             | Quality Level 03     |                                                                                    |                                         |           |             |                |                |                    |         |             |        |         |                 |                |                   |                             |      | PREVIOUS YEAR MKT VALUE |      |     |              |        | 878,287  |  |  |                 |  |            |  |  |  |  |     |  |  |  |  |
| DOR CODE                 |                  | 0100           | SINGLE FAMILY        |                                                                                    |                                         |           |             |                |                |                    |         |             |        |         |                 |                |                   |                             |      |                         |      |     |              |        |          |  |  |                 |  |            |  |  |  |  |     |  |  |  |  |
| MAP NUM                  |                  |                | MKT AREA             |                                                                                    |                                         |           |             |                |                |                    |         |             |        |         |                 |                |                   |                             |      |                         |      |     |              |        |          |  |  |                 |  |            |  |  |  |  |     |  |  |  |  |
| NEIGHBORHOOD/LOC         |                  | 4016.00        |                      |                                                                                    |                                         |           |             |                |                |                    |         |             |        |         |                 |                |                   |                             |      |                         |      |     |              |        |          |  |  |                 |  |            |  |  |  |  |     |  |  |  |  |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE    | YEAR                 | TOT ADJ AREA                                                                       | SUBAREA MARKET VALUE                    |           |             |                |                |                    |         |             |        |         |                 |                |                   |                             |      |                         |      |     |              |        |          |  |  |                 |  |            |  |  |  |  |     |  |  |  |  |
| BAS                      | 1,254            | 100            | 1996                 | 1,254                                                                              | 169,169                                 |           |             |                |                |                    |         |             |        |         |                 |                |                   |                             |      |                         |      |     |              |        |          |  |  |                 |  |            |  |  |  |  |     |  |  |  |  |
| FOP                      | 1,298            | 30             | 1996                 | 389                                                                                | 52,477                                  |           |             |                |                |                    |         |             |        |         |                 |                |                   |                             |      |                         |      |     |              |        |          |  |  |                 |  |            |  |  |  |  |     |  |  |  |  |
| FUS                      | 1,190            | 100            | 1996                 | 1,190                                                                              | 160,535                                 |           |             |                |                |                    |         |             |        |         |                 |                |                   |                             |      |                         |      |     |              |        |          |  |  |                 |  |            |  |  |  |  |     |  |  |  |  |
| SFB                      | 56               | 80             | 2007                 | 45                                                                                 | 6,070                                   |           |             |                |                |                    |         |             |        |         |                 |                |                   |                             |      |                         |      |     |              |        |          |  |  |                 |  |            |  |  |  |  |     |  |  |  |  |
| STR                      | 100              | 10             | 1996                 | 10                                                                                 | 1,349                                   |           |             |                |                |                    |         |             |        |         |                 |                |                   |                             |      |                         |      |     |              |        |          |  |  |                 |  |            |  |  |  |  |     |  |  |  |  |
| STR                      | 100              | 10             | 1999                 | 10                                                                                 | 1,349                                   |           |             |                |                |                    |         |             |        |         |                 |                |                   |                             |      |                         |      |     |              |        |          |  |  |                 |  |            |  |  |  |  |     |  |  |  |  |
| UGR                      | 864              | 45             | 1996                 | 389                                                                                | 52,477                                  |           |             |                |                |                    |         |             |        |         |                 |                |                   |                             |      |                         |      |     |              |        |          |  |  |                 |  |            |  |  |  |  |     |  |  |  |  |
| TOTALS                   |                  | 4,862          |                      |                                                                                    | 3,287                                   | 443,428   |             |                |                |                    |         |             |        |         |                 |                |                   |                             |      |                         |      |     |              |        |          |  |  |                 |  |            |  |  |  |  |     |  |  |  |  |
| EXTRA FEATURES           |                  |                |                      |                                                                                    | 96285 PINEY ISLAND DR, FERNANDINA BEACH |           |             |                |                |                    |         |             |        |         |                 |                |                   |                             |      | BLD DATE                |      |     |              |        | LGL DATE |  |  |                 |  | 04/15/2025 |  |  |  |  | MLU |  |  |  |  |
| 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                        | 0504             | FP-ELECTRI     | 0 100                | 0                                                                                  | 0                                       | 1.00      | UT          | 2,000.00       | 2,000.00       | 100                | 1996    | 1996        | 3      | 77      | 1,540           |                |                   |                             |      |                         |      |     |              |        |          |  |  |                 |  |            |  |  |  |  |     |  |  |  |  |
| 2                        | 0855             | CONC PAVER     | 0 100                | 0                                                                                  | 0                                       | 1,875.00  | SF          | 10.00          | 10.00          | 100                | 2024    | 2022        | 3      | 99      | 18,563          |                |                   |                             |      |                         |      |     |              |        |          |  |  |                 |  |            |  |  |  |  |     |  |  |  |  |
| 3                        | 0810             | CONCRETE A     | 0 100                | 0                                                                                  | 0                                       | 543.00    | SF          | 6.50           | 6.50           | 100                | 1999    | 1999        | 3      | 75      | 2,647           |                |                   |                             |      |                         |      |     |              |        |          |  |  |                 |  |            |  |  |  |  |     |  |  |  |  |
| 4                        | 1241             | WD DECK G      | 0 100                | 16                                                                                 | 10                                      | 160.00    | UT          | 11.50          | 11.50          | 100                | 1999    | 1999        | 3      | 26      | 478             |                |                   |                             |      |                         |      |     |              |        |          |  |  |                 |  |            |  |  |  |  |     |  |  |  |  |
| 5                        | 1242             | WD DECK A      | 0 100                | 8                                                                                  | 8                                       | 64.00     | SF          | 10.00          | 10.00          | 100                | 1999    | 1999        | 3      | 20      | 128             |                |                   |                             |      |                         |      |     |              |        |          |  |  |                 |  |            |  |  |  |  |     |  |  |  |  |
| 6                        | 1242             | WD DECK A      | 0 100                | 8                                                                                  | 4                                       | 32.00     | SF          | 10.00          | 10.00          | 100                | 1999    | 1999        | 3      | 20      | 64              |                |                   |                             |      |                         |      |     |              |        |          |  |  |                 |  |            |  |  |  |  |     |  |  |  |  |
| 7                        | 0940             | SHEDS/PORT     | 0 100                | 12                                                                                 | 9                                       | 108.00    | SF          | 30.00          | 30.00          | 100                | 2000    | 2000        | 3      | 20      | 648             |                |                   |                             |      |                         |      |     |              |        |          |  |  |                 |  |            |  |  |  |  |     |  |  |  |  |
| 8                        | 0300             | BOAT DCK W     | 0 100                | 0                                                                                  | 0                                       | 4,229.00  | SF          | 40.00          | 40.00          | 100                | 2024    | 2007        |        | 44      | 74,430          |                |                   |                             |      |                         |      |     |              |        |          |  |  |                 |  |            |  |  |  |  |     |  |  |  |  |
| 9                        | 0350             | CARPORT WD     | 0 100                | 11                                                                                 | 11                                      | 121.00    | SF          | 13.00          | 13.00          | 100                | 2024    | 2007        |        | 27      | 425             |                |                   |                             |      |                         |      |     |              |        |          |  |  |                 |  |            |  |  |  |  |     |  |  |  |  |
| 10                       | 0322             | BOAT LFT L     | 0 100                | 0                                                                                  | 0                                       | 1.00      | UT          | 1,500.00       | 1,500.00       | 100                | 2024    | 2007        |        | 27      | 405             |                |                   |                             |      |                         |      |     |              |        |          |  |  |                 |  |            |  |  |  |  |     |  |  |  |  |
| LAND DESCRIPTION         |                  |                |                      |                                                                                    | TOTAL OB/XF                             |           |             |                |                |                    |         |             |        |         |                 |                |                   |                             |      | 99,328                  |      |     |              |        |          |  |  |                 |  |            |  |  |  |  |     |  |  |  |  |
| 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                        | 000116           | C              | RES MARSH            | 100                                                                                |                                         | RSF-1     | 0.00        | 0.00           | 1.00           | LT                 |         | 1.00        | 1.00   | 1.10    | 275,000.00      | 302,500.00     | 302,500           |                             |      |                         |      |     |              |        |          |  |  |                 |  |            |  |  |  |  |     |  |  |  |  |
|                          |                  |                |                      |                                                                                    |                                         |           |             |                |                |                    |         |             |        |         |                 |                |                   |                             |      |                         |      |     |              |        |          |  |  |                 |  |            |  |  |  |  |     |  |  |  |  |
|                          |                  |                |                      |                                                                                    |                                         |           |             |                |                |                    |         |             |        |         |                 |                |                   |                             |      |                         |      |     |              |        |          |  |  |                 |  |            |  |  |  |  |     |  |  |  |  |
|                          |                  |                |                      |                                                                                    |                                         |           |             |                |                |                    |         |             |        |         |                 |                |                   |                             |      |                         |      |     |              |        |          |  |  |                 |  |            |  |  |  |  |     |  |  |  |  |
|                          |                  |                |                      |                                                                                    |                                         |           |             |                |                |                    |         |             |        |         |                 |                |                   |                             |      |                         |      |     |              |        |          |  |  |                 |  |            |  |  |  |  |     |  |  |  |  |
|                          |                  |                |                      |                                                                                    |                                         |           |             |                |                |                    |         |             |        |         |                 |                |                   |                             |      |                         |      |     |              |        |          |  |  |                 |  |            |  |  |  |  |     |  |  |  |  |
|                          |                  |                |                      |                                                                                    |                                         |           |             |                |                |                    |         |             |        |         |                 |                |                   |                             |      |                         |      |     |              |        |          |  |  |                 |  |            |  |  |  |  |     |  |  |  |  |
|                          |                  |                |                      |                                                                                    |                                         |           |             |                |                |                    |         |             |        |         |                 |                |                   |                             |      |                         |      |     |              |        |          |  |  |                 |  |            |  |  |  |  |     |  |  |  |  |
|                          |                  |                |                      |                                                                                    |                                         |           |             |                |                |                    |         |             |        |         |                 |                |                   |                             |      |                         |      |     |              |        |          |  |  |                 |  |            |  |  |  |  |     |  |  |  |  |
|                          |                  |                |                      |                                                                                    |                                         |           |             |                |                |                    |         |             |        |         |                 |                |                   |                             |      |                         |      |     |              |        |          |  |  |                 |  |            |  |  |  |  |     |  |  |  |  |
|                          |                  |                |                      |                                                                                    |                                         |           |             |                |                |                    |         |             |        |         |                 |                |                   |                             |      |                         |      |     |              |        |          |  |  |                 |  |            |  |  |  |  |     |  |  |  |  |
|                          |                  |                |                      |                                                                                    |                                         |           |             |                |                |                    |         |             |        |         |                 |                |                   |                             |      |                         |      |     |              |        |          |  |  |                 |  |            |  |  |  |  |     |  |  |  |  |
|                          |                  |                |                      |                                                                                    |                                         |           |             |                |                |                    |         |             |        |         |                 |                |                   |                             |      |                         |      |     |              |        |          |  |  |                 |  |            |  |  |  |  |     |  |  |  |  |
|                          |                  |                |                      |                                                                                    |                                         |           |             |                |                |                    |         |             |        |         |                 |                |                   |                             |      |                         |      |     |              |        |          |  |  |                 |  |            |  |  |  |  |     |  |  |  |  |
|                          |                  |                |                      |                                                                                    |                                         |           |             |                |                |                    |         |             |        |         |                 |                |                   |                             |      |                         |      |     |              |        |          |  |  |                 |  |            |  |  |  |  |     |  |  |  |  |
|                          |                  |                |                      |                                                                                    |                                         |           |             |                |                |                    |         |             |        |         |                 |                |                   |                             |      |                         |      |     |              |        |          |  |  |                 |  |            |  |  |  |  |     |  |  |  |  |
|                          |                  |                |                      |                                                                                    |                                         |           |             |                |                |                    |         |             |        |         |                 |                |                   |                             |      |                         |      |     |              |        |          |  |  |                 |  |            |  |  |  |  |     |  |  |  |  |
|                          |                  |                |                      |                                                                                    |                                         |           |             |                |                |                    |         |             |        |         |                 |                |                   |                             |      |                         |      |     |              |        |          |  |  |                 |  |            |  |  |  |  |     |  |  |  |  |
|                          |                  |                |                      |                                                                                    |                                         |           |             |                |                |                    |         |             |        |         |                 |                |                   |                             |      |                         |      |     |              |        |          |  |  |                 |  |            |  |  |  |  |     |  |  |  |  |
|                          |                  |                |                      |                                                                                    |                                         |           |             |                |                |                    |         |             |        |         |                 |                |                   |                             |      |                         |      |     |              |        |          |  |  |                 |  |            |  |  |  |  |     |  |  |  |  |
|                          |                  |                |                      |                                                                                    |                                         |           |             |                |                |                    |         |             |        |         |                 |                |                   |                             |      |                         |      |     |              |        |          |  |  |                 |  |            |  |  |  |  |     |  |  |  |  |
|                          |                  |                |                      |                                                                                    |                                         |           |             |                |                |                    |         |             |        |         |                 |                |                   |                             |      |                         |      |     |              |        |          |  |  |                 |  |            |  |  |  |  |     |  |  |  |  |
|                          |                  |                |                      |                                                                                    |                                         |           |             |                |                |                    |         |             |        |         |                 |                |                   |                             |      |                         |      |     |              |        |          |  |  |                 |  |            |  |  |  |  |     |  |  |  |  |
|                          |                  |                |                      |                                                                                    |                                         |           |             |                |                |                    |         |             |        |         |                 |                |                   |                             |      |                         |      |     |              |        |          |  |  |                 |  |            |  |  |  |  |     |  |  |  |  |
|                          |                  |                |                      |                                                                                    |                                         |           |             |                |                |                    |         |             |        |         |                 |                |                   |                             |      |                         |      |     |              |        |          |  |  |                 |  |            |  |  |  |  |     |  |  |  |  |
|                          |                  |                |                      |                                                                                    |                                         |           |             |                |                |                    |         |             |        |         |                 |                |                   |                             |      |                         |      |     |              |        |          |  |  |                 |  |            |  |  |  |  |     |  |  |  |  |
|                          |                  |                |                      |                                                                                    |                                         |           |             |                |                |                    |         |             |        |         |                 |                |                   |                             |      |                         |      |     |              |        |          |  |  |                 |  |            |  |  |  |  |     |  |  |  |  |

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