

**JOHNSON ROBERT D & MYRA I**  
86480 MELODY LANE  
YULEE, FL 32097

42-2N-27-4374-0036-0000

| 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            |  | 31 | HARDIE BRD 100 |  | 0100                     | 01  | 2,448     | 114.6306    | 120.36         | 294,641            | 2022 | 2022 | 0    | 0    | 0 | 1.00 | 99.00  | VALUATION BY      |  | STANDARD               |  |  |                 |  |  |  |  |  |  |
| Roof Structur            |  | 03 | GABLE/HIP 100  |  | 1 SINGLE FAM 100% - 2023 |     |           |             |                |                    |      |      |      |      |   |      |        | Heated Area: 2115 |  |                        |  |  | HX Base Yr 2023 |  |  |  |  |  |  |
| Roof Cover               |  | 03 | COMP SHNGL 100 |  |                          |     |           |             |                |                    |      |      |      |      |   |      |        |                   |  |                        |  |  |                 |  |  |  |  |  |  |