

| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|------------------|--------------|
| ELEMENT | CD | | |
| Exterior Wall | 17 | CB STUCCO | 100 |
| Roof Structur | 08 | IRREGULAR | 100 |
| Roof Cover | 07 | CONC TILE | 100 |
| Interior Wall | 05 | DRYWALL | 70 |
| Interior Wall | 08 | DECORATIVE | 30 |
| Interior Floo | 14 | CARPET | 60 |
| Interior Floo | 11 | CLAY TILE | 40 |
| Air Condition | 03 | CENTRAL | 100 |
| Heating Type | 04 | AIR DUCTED | 100 |
| Bedrooms | | 4 | 100 |
| Bathrooms | | 4 | 100 |
| Frame | 02 | WOOD FRAME | 100 |
| Stories | 3. | 3. | 100 |
| Units | | 0 | 100 |
| Quality | 06 | Quality Level 06 | |
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 10 |
| NEIGHBORHOOD/LOC | 10003.00 | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA |
| BAS | 1,012 | 100 | 1,012 |
| BAS | 328 | 100 | 328 |
| FGR | 850 | 55 | 468 |
| FOP | 882 | 30 | 265 |
| FST | 79 | 55 | 43 |
| FUS | 3,073 | 100 | 3,073 |
| UOP | 1,158 | 20 | 232 |
| UOP | 55 | 20 | 11 |
| TOTALS | 7,437 | | 5,432 |
| | | | 897,414 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | | |
|---------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|--|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | | |
| 0900 | 11 | 5,432 | 158.9986 | 188.81 | 1,025,616 | 1997 | 1997 | 0 | 0 | 12.50 | 87.50 | | |
| 1 SNGL FAM - 0% - 0 | | | | | | | | | | | | | |
| Heated Area: 4413 | | | | | | | | | | | | | |
| HX Base Yr | | | | | | | | | | | | | |

| NASSAU COUNTY PROPERTY | | | |
|---------------------------|-------------|-----------|-------------|
| VALUATION SUMMARY | | | PAGE 1 of 2 |
| VALUATION BY | | STANDARD | |
| Tax Group: 5 | | Tax Dist: | |
| BUILDING MARKET VALUE | | 897,414 | |
| TOTAL MARKET OB/XF VALUE | | 54,923 | |
| TOTAL LAND VALUE - MARKET | | 2,400,000 | |
| TOTAL MARKET VALUE | | 3,352,337 | |
| SOH/AGL Deduction | | 0 | |
| ASSESSED VALUE | | 3,352,337 | |
| TOTAL EXEMPTION VALUE | | 0 | |
| BASE TAXABLE VALUE | | 3,352,337 | |
| TOTAL JUST VALUE | | 3,352,337 | |
| NCON VALUE | | 0 | |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | 3,211,536 | |
| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
| B9805529 | ADDITION | 15,500 | 11/01/1998 |
| B9805338 | XFOB | 33,000 | 08/01/1998 |
| B9602904 | NEW CONSTR | 300,000 | 05/01/1996 |

| SALES DATA | | | | | | |
|-----------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1827/1564 | 11/30/2012 | WD | Q | I | 02 | 1,900,000 |
| GRANTOR: CH AMELIA I LLC | | | | | | |
| GRANTEE: AI BEACH LLC | | | | | | |
| 1324/1058 | 6/10/2005 | WD | Q | I | | 3,000,000 |
| GRANTOR: FINLEYSON CLARENCE | | | | | | |
| GRANTEE: CH AMELIA I LLC | | | | | | |

| EXTRA FEATURES | | | | | | | | | | | | | | | | | |
|----------------|------------|-------------|-----|-----|---|---|----------|----|-----------|----------------|-----------|---------|-------------|--------|--------|-----------------|-------|
| 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 | 0 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 1997 | 1997 | 3 | 81 | 1,620 | |
| 2 | 0812 | CONCRETE C | 0 | 0 | 0 | 0 | 1,152.00 | SF | 4.00 | 4.00 | 100 | 1997 | 1997 | 3 | 75 | 3,456 | |
| 3 | 0858 | SCULP CONC | 0 | 0 | 0 | 0 | 1,707.00 | SF | 13.00 | 13.00 | 100 | 1997 | 1997 | 3 | 93 | 20,638 | |
| 4 | 1126 | CB/STC 8" | 0 | 0 | 0 | 0 | 322.00 | SF | 8.00 | 8.00 | 100 | 1997 | 1997 | 3 | 75 | 1,932 | |
| 5 | 0097 | AWNING CN | 0 | 0 | 0 | 0 | 6.00 | SF | 65.00 | 65.00 | 100 | 1997 | 1997 | 3 | 40 | 156 | |
| 6 | 0415 | BEACHWALK | 0 | 0 | 0 | 0 | 558.00 | SF | 5.75 | 5.75 | 100 | 1997 | 1997 | 3 | 20 | 642 | |
| 7 | 0461 | IRON FENCE | 0 | 0 | 6 | 6 | 36.00 | SF | 8.50 | 8.50 | 100 | 1997 | 1997 | 3 | 81 | 248 | |
| 8 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 79.00 | SF | 6.50 | 6.50 | 100 | 1997 | 1997 | 3 | 75 | 385 | |
| 10 | 0410 | ELEVATOR | 0 | 0 | 0 | 0 | 1.00 | UT | 10,000.00 | 10,000.00 | 100 | 1997 | 1997 | 3 | 100 | 10,000 | |
| 11 | 0861 | POOL GUNIT | 0 | 0 | 0 | 0 | 286.00 | SF | 85.00 | 85.00 | 100 | 1998 | 1998 | 3 | 23 | 5,591 | |
| TOTAL OB/XF | | | | | | | | | | | | | | 44,668 | | | |

| LAND DESCRIPTION | | | | | | | | | | | | | | TOTAL OB/XF | | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|-------------|--------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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 | 000120 | C | SFR OCN FT | 0 | | PUD | 0.00 | 0.00 | 2.00 | LT | | 1.00 | 1.00 | 1.00 | 1,200,000.00 | 1,200,000.00 | 2,400,000 | | | | | | | |

| BUILDING NOTES | | | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| 8170 RESIDENCE CT, FERNANDINA BEACH | | | | | | | | | | | | | |
| BLD DATE | | | | | | | | | | | | | |
| XF DATE | | | | | | | | | | | | | |
| INC DATE | | | | | | | | | | | | | |
| LGL DATE | | | | | | | | | | | | | |
| LAND DATE | | | | | | | | | | | | | |
| AG DATE | | | | | | | | | | | | | |
| BUILDING DIMENSIONS | | | | | | | | | | | | | |
| BAS=[YR=1997] 1012 \$ FUS=[YR=1997] 3073 \$ FGR=[YR=1997] 850 \$ | | | | | | | | | | | | | |
| FST=[YR=1997] 79 \$ FOP=[YR=1997] 882 \$ UOP=[YR=1997] 1158 \$ | | | | | | | | | | | | | |
| BAS=[YR=1999] 328 \$ UOP=[YR=1999] 55\$. | | | | | | | | | | | | | |

LOT 6 & 7 EX S-1 OF LOT 6
IN OR 1827/1564
VIEW ESMT PT OR 719/1079

AI BEACH LLC
300 VALLEY WOOD DR
THE WOODLANDS, TX 77380

2023

00-00-30-0546-0006-0000

| BUILDING CHARACTERISTICS | | | | |
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| ELEMENT | CD | CONSTRUCTION | | |
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| DOR CODE | 0100 | SINGLE FAMILY | | |
| MAP NUM | | MKT AREA | | 10 |
| NEIGHBORHOOD/LOC | 10003.00 | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
| | | | | |
| TOTALS | | | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | | | |
|--------------------|-----|-----------|-------------|----------------|----------------|-----|-----|------|------|------|--------|--|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | | |
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| VALUATION BY | | | | STANDARD |
|---------------------------|-----------|--|--|-----------|
| Tax Group: 5 | Tax Dist: | | | |
| BUILDING MARKET VALUE | | | | 897,414 |
| TOTAL MARKET OB/XF VALUE | | | | 54,923 |
| TOTAL LAND VALUE - MARKET | | | | 2,400,000 |
| TOTAL MARKET VALUE | | | | 3,352,337 |
| SOH/AGL Deduction | | | | 0 |
| ASSESSED VALUE | | | | 3,352,337 |
| TOTAL EXEMPTION VALUE | | | | 0 |
| BASE TAXABLE VALUE | | | | 3,352,337 |
| TOTAL JUST VALUE | | | | 3,352,337 |
| NCON VALUE | | | | 0 |
| INCOME VALUE | | | | |
| PREVIOUS YEAR MKT VALUE | | | | 3,211,536 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
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| SALES DATA | | | | | | |
|-----------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1827/1564 | 11/30/2012 | WD | Q | I | 02 | 1,900,000 |
| GRANTOR: CH AMELIA I LLC | | | | | | |
| GRANTEE: AI BEACH LLC | | | | | | |
| 1324/1058 | 6/10/2005 | WD | Q | I | | 3,000,000 |
| GRANTOR: FINLEYSON CLARENCE | | | | | | |
| GRANTEE: CH AMELIA I LLC | | | | | | |

| EXTRA FEATURES | | | | | | | | | | | | | | | | |
|----------------|------------|-------------|---------|---|-----|-------|----|-------|----------------|-----------|----------|-------------|---|--------|-----------------|-------|
| 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 |
| 12 | 0845 | KOOL DECK | 0 | 0 | 0 | 0 | 0 | | 691.00 | SF | 7.25 | | | | 7.25 | 3,858 |
| 13 | 0462 | ST/AL FNC | 0 | 0 | 165 | 4 | | | 660.00 | SF | 10.00 | | | | 10.00 | 1,782 |
| 14 | 0444 | BOX FNC 4' | 0 | 0 | 0 | 0 | | | 5.00 | LF | 6.50 | | | | 6.50 | 7 |
| 15 | 0445 | BOX FNC 5' | 0 | 0 | 0 | 0 | | | 23.00 | LF | 8.10 | | | | 8.10 | 37 |
| 16 | 0877 | JACUZZI | 0 | 0 | 0 | 0 | | | 1.00 | UT | 1,000.00 | | | | 1,000.00 | 200 |
| 17 | 0463 | FENCE GATE | 0 | 0 | 0 | 0 | | | 4.00 | UT | 300.00 | | | | 300.00 | 576 |
| 18 | 0825 | BRICK | 0 | 0 | 0 | 0 | | | 323.00 | SF | 12.50 | | | | 12.50 | 3,795 |
| | | | | | | | | | | | | | | | | |
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| TOTAL OB/XF | | | | | | | | | | | | | | 10,255 | | | |
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| BUILDING NOTES | | | | | | | | | | | | | |
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| BUILDING DIMENSIONS | | | | | | | | | | | | | |
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| LAND DESCRIPTION | | | | | | | | | | TOTAL OB/XF | | | | | | | | | | 10,255 | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-------------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|--|
| 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 | |
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