

| 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 |  |  |
| Floor                    |                  | 2 100         | 1425300      |                      |     | 0         |             |                |                | 1983 | 1983 | 100  | 100  | 0                      |        |  |  |
| Recreation               | CLUBHOUSE        | CLUBHOUSE 100 |              |                      |     |           |             |                |                |      |      |      |      |                        |        |  |  |
| Recreation               | POOL             | POOL 100      |              |                      |     |           |             |                |                |      |      |      |      |                        |        |  |  |
| Recreation               | TENNIS CT        | TENNIS CT 100 |              |                      |     |           |             |                |                |      |      |      |      |                        |        |  |  |
| Location                 | EXTERIOR         | EXTERIOR 100  |              |                      |     |           |             |                |                |      |      |      |      |                        |        |  |  |
| View Lump Sum            | POND             | POND 100      |              |                      |     |           |             |                |                |      |      |      |      |                        |        |  |  |
| Desirability             | 2ND FLOOR        | 2ND FLOOR 100 |              |                      |     |           |             |                |                |      |      |      |      |                        |        |  |  |
| Balcony                  | FSP              | FSP 100       |              |                      |     |           |             |                |                |      |      |      |      |                        |        |  |  |
| Parking                  | OPEN             | OPEN 100      |              |                      |     |           |             |                |                |      |      |      |      |                        |        |  |  |
| Bedrooms                 |                  | 2 100         |              |                      |     |           |             |                |                |      |      |      |      |                        |        |  |  |
| Bathrooms                |                  | 2 100         |              |                      |     |           |             |                |                |      |      |      |      |                        |        |  |  |
| Oth Rooms                |                  | 2 100         |              |                      |     |           |             |                |                |      |      |      |      |                        |        |  |  |
| Quality                  |                  |               | 03           | Quality Level 03     |     |           |             |                |                |      |      |      |      |                        |        |  |  |
| DOR CODE                 |                  |               | 0400         | CONDOMINIUM          |     |           |             |                |                |      |      |      |      |                        |        |  |  |
| MAP NUM                  |                  |               |              | MKT AREA             |     |           | 01          |                |                |      |      |      |      |                        |        |  |  |
| NEIGHBORHOOD/LOC         |                  |               | 1087.00      |                      |     |           |             |                |                |      |      |      |      |                        |        |  |  |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE   | TOT ADJ AREA | SUBAREA MARKET VALUE |     |           |             |                |                |      |      |      |      |                        |        |  |  |
|                          |                  |               |              |                      |     |           |             |                |                |      |      |      |      |                        |        |  |  |
| TOTALS                   |                  |               | 0            | 0                    |     |           |             |                |                |      |      |      |      |                        |        |  |  |

| VALUATION BY              |           | STANDARD |
|---------------------------|-----------|----------|
| Tax Group: 2              | Tax Dist: |          |
| BUILDING MARKET VALUE     |           | 321,360  |
| TOTAL MARKET OB/XF VALUE  |           | 0        |
| TOTAL LAND VALUE - MARKET |           | 0        |
| TOTAL MARKET VALUE        |           | 321,360  |
| SOH/AGL Deduction         |           | 0        |
| ASSESSED VALUE            |           | 321,360  |
| TOTAL EXEMPTION VALUE     |           | 0        |
| BASE TAXABLE VALUE        |           | 321,360  |
| TOTAL JUST VALUE          |           | 321,360  |
| NCON VALUE                |           | 0        |
| INCOME VALUE              |           |          |
| PREVIOUS YEAR MKT VALUE   |           | 284,280  |

| PERMIT NUM | DESCRIPTION | AMT   | ISSUED     |
|------------|-------------|-------|------------|
| 20052046   | REMODEL     | 1,000 | 06/23/2005 |

| SALES DATA                     |            |           |       |       |        |            |
|--------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number              | DATE       | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2551/1066                      | 3/30/2022  | WD        | Q     | I     | 01     | 375,000    |
| GRANTOR: MOELLER GEORGE A JR & |            |           |       |       |        |            |
| GRANTEE: MACKINNON SHANNON R   |            |           |       |       |        |            |
| 2512/0839                      | 11/09/2021 | WD        | Q     | I     | 01     | 335,000    |
| GRANTOR: NEPPL MICHAEL         |            |           |       |       |        |            |
| GRANTEE: MOELLER GEORGE ANDY   |            |           |       |       |        |            |

| 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 |
| 2328 SADLER RD, FERNANDINA BEACH |            |             |         |   |   |       |    |       |                |           |         |             |   |        |                 |       |
|                                  |            |             |         |   |   |       |    |       |                |           |         |             |   |        |                 |       |

| BUILDING NOTES |  |
|----------------|--|
|                |  |

| BUILDING DIMENSIONS |  |
|---------------------|--|
|                     |  |

| 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 |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |