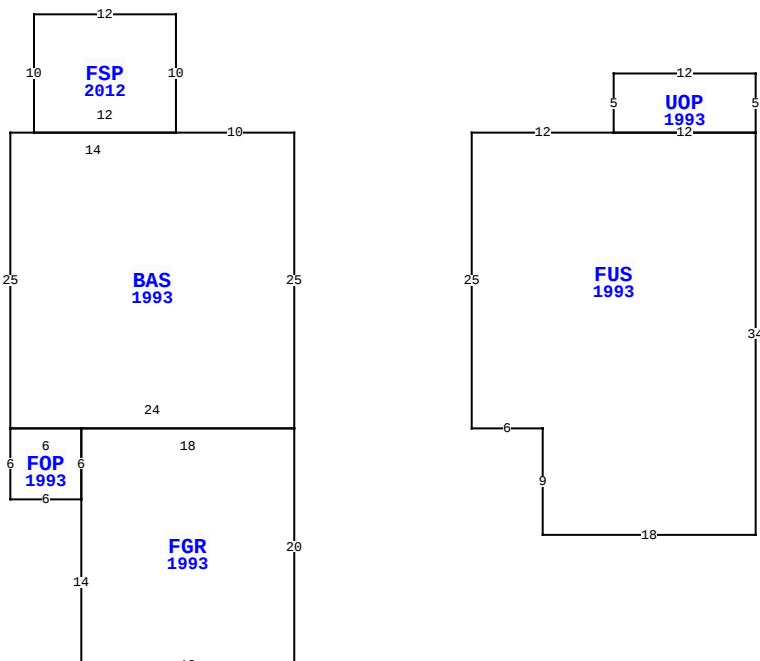




| BUILDING CHARACTERISTICS |                  |             |                  |                      |                                |       |    |       |                | MARKET ADJUSTMENTS                                                                 |         |             |             |                |                 |       |      |      |      | NASSAU COUNTY PROPERTY    |       |        |              |  |  |  |  |  |  |                       |  |  |          |  |  |  |  |  |  |         |  |  |  |  |  |  |  |  |  |
|--------------------------|------------------|-------------|------------------|----------------------|--------------------------------|-------|----|-------|----------------|------------------------------------------------------------------------------------|---------|-------------|-------------|----------------|-----------------|-------|------|------|------|---------------------------|-------|--------|--------------|--|--|--|--|--|--|-----------------------|--|--|----------|--|--|--|--|--|--|---------|--|--|--|--|--|--|--|--|--|
| CONSTRUCTION             |                  |             |                  |                      |                                |       |    |       |                | VALUATION SUMMARY                                                                  |         |             |             |                |                 |       |      |      |      | PAGE 1 of 1               |       |        |              |  |  |  |  |  |  |                       |  |  |          |  |  |  |  |  |  |         |  |  |  |  |  |  |  |  |  |
| ELEMNT                   |                  | CD          |                  |                      |                                |       |    |       |                | TYPE                                                                               | MDL     | EFF. AREA   | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW  | AYB   | EYB  | ECON | FNCT |                           | NORM  | % COND |              |  |  |  |  |  |  |                       |  |  |          |  |  |  |  |  |  |         |  |  |  |  |  |  |  |  |  |
| Exterior Wall            |                  | 05          | AVERAGE 60       |                      |                                |       |    |       |                | 0320                                                                               | 11      | 1,631       | 144.3341    | 137.12         | 223,643         | 1983  | 1983 | 0    | 0    | 0                         | 18.00 | 82.00  | VALUATION BY |  |  |  |  |  |  |                       |  |  | STANDARD |  |  |  |  |  |  |         |  |  |  |  |  |  |  |  |  |
| Exterior Wall            |                  | 15          | CONC BLOCK 40    |                      |                                |       |    |       |                | 1 TOWNHOUSE - 0% - 0                                                               |         |             |             |                |                 |       |      |      |      | Heated Area: 1362         |       |        |              |  |  |  |  |  |  | HX Base Yr            |  |  |          |  |  |  |  |  |  |         |  |  |  |  |  |  |  |  |  |
| Roof Structur            |                  | 03          | GABLE/HIP 100    |                      |                                |       |    |       |                |  |         |             |             |                |                 |       |      |      |      |                           |       |        |              |  |  |  |  |  |  | BUILDING MARKET VALUE |  |  |          |  |  |  |  |  |  | 183,387 |  |  |  |  |  |  |  |  |  |
| Roof Cover               |                  | 03          | COMP SHNGL 100   |                      |                                |       |    |       |                |                                                                                    |         |             |             |                |                 |       |      |      |      | TOTAL MARKET OB/XF VALUE  |       |        |              |  |  |  |  |  |  | 0                     |  |  |          |  |  |  |  |  |  |         |  |  |  |  |  |  |  |  |  |
| Interior Wall            |                  | 05          | DRYWALL 100      |                      |                                |       |    |       |                |                                                                                    |         |             |             |                |                 |       |      |      |      | TOTAL LAND VALUE - MARKET |       |        |              |  |  |  |  |  |  | 200,000               |  |  |          |  |  |  |  |  |  |         |  |  |  |  |  |  |  |  |  |
| Interior Floor           |                  | 14          | CARPET 100       |                      |                                |       |    |       |                |                                                                                    |         |             |             |                |                 |       |      |      |      | TOTAL MARKET VALUE        |       |        |              |  |  |  |  |  |  | 383,387               |  |  |          |  |  |  |  |  |  |         |  |  |  |  |  |  |  |  |  |
| Air Condition            |                  | 03          | CENTRAL 100      |                      |                                |       |    |       |                |                                                                                    |         |             |             |                |                 |       |      |      |      | SOH/AGL Deduction         |       |        |              |  |  |  |  |  |  | 108,198               |  |  |          |  |  |  |  |  |  |         |  |  |  |  |  |  |  |  |  |
| Heating Type             |                  | 04          | AIR DUCTED 100   |                      |                                |       |    |       |                |                                                                                    |         |             |             |                |                 |       |      |      |      | ASSESSED VALUE            |       |        |              |  |  |  |  |  |  | 275,189               |  |  |          |  |  |  |  |  |  |         |  |  |  |  |  |  |  |  |  |
| Bedrooms                 |                  |             | 3 100            |                      |                                |       |    |       |                |                                                                                    |         |             |             |                |                 |       |      |      |      | TOTAL EXEMPTION VALUE     |       |        |              |  |  |  |  |  |  | 0                     |  |  |          |  |  |  |  |  |  |         |  |  |  |  |  |  |  |  |  |
| Bathrooms                |                  |             | 2.5 100          |                      |                                |       |    |       |                |                                                                                    |         |             |             |                |                 |       |      |      |      | BASE TAXABLE VALUE        |       |        |              |  |  |  |  |  |  | 275,189               |  |  |          |  |  |  |  |  |  |         |  |  |  |  |  |  |  |  |  |
| Frame                    |                  | 02          | WOOD FRAME 100   |                      |                                |       |    |       |                |                                                                                    |         |             |             |                |                 |       |      |      |      | TOTAL JUST VALUE          |       |        |              |  |  |  |  |  |  | 383,387               |  |  |          |  |  |  |  |  |  |         |  |  |  |  |  |  |  |  |  |
| Stories                  |                  | 2.          | 2. 100           |                      |                                |       |    |       |                | NCON VALUE                                                                         |         |             |             |                |                 |       |      |      |      | 0                         |       |        |              |  |  |  |  |  |  |                       |  |  |          |  |  |  |  |  |  |         |  |  |  |  |  |  |  |  |  |
| Units                    |                  |             | 0 100            |                      |                                |       |    |       |                | INCOME VALUE                                                                       |         |             |             |                |                 |       |      |      |      |                           |       |        |              |  |  |  |  |  |  |                       |  |  |          |  |  |  |  |  |  |         |  |  |  |  |  |  |  |  |  |
| BUD8 Adjustme            |                  | 02          | DIST FB 100      |                      |                                |       |    |       |                | PREVIOUS YEAR MKT VALUE                                                            |         |             |             |                |                 |       |      |      |      | 299,799                   |       |        |              |  |  |  |  |  |  |                       |  |  |          |  |  |  |  |  |  |         |  |  |  |  |  |  |  |  |  |
| Occupancy                |                  | 00          | NONE 100         |                      |                                |       |    |       |                |                                                                                    |         |             |             |                |                 |       |      |      |      |                           |       |        |              |  |  |  |  |  |  |                       |  |  |          |  |  |  |  |  |  |         |  |  |  |  |  |  |  |  |  |
| Quality                  |                  | 04          | Quality Level 04 |                      |                                |       |    |       |                |                                                                                    |         |             |             |                |                 |       |      |      |      |                           |       |        |              |  |  |  |  |  |  |                       |  |  |          |  |  |  |  |  |  |         |  |  |  |  |  |  |  |  |  |
| DOR CODE                 |                  | 0100        | SINGLE FAMILY    |                      |                                |       |    |       |                |                                                                                    |         |             |             |                |                 |       |      |      |      |                           |       |        |              |  |  |  |  |  |  |                       |  |  |          |  |  |  |  |  |  |         |  |  |  |  |  |  |  |  |  |
| MAP NUM                  |                  |             | MKT AREA         |                      |                                |       |    |       |                | 01                                                                                 |         |             |             |                |                 |       |      |      |      |                           |       |        |              |  |  |  |  |  |  |                       |  |  |          |  |  |  |  |  |  |         |  |  |  |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC         |                  | 1069.00     |                  |                      |                                |       |    |       |                |                                                                                    |         |             |             |                |                 |       |      |      |      |                           |       |        |              |  |  |  |  |  |  |                       |  |  |          |  |  |  |  |  |  |         |  |  |  |  |  |  |  |  |  |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA     | SUBAREA MARKET VALUE |                                |       |    |       |                |                                                                                    |         |             |             |                |                 |       |      |      |      |                           |       |        |              |  |  |  |  |  |  |                       |  |  |          |  |  |  |  |  |  |         |  |  |  |  |  |  |  |  |  |
| BAS                      | 600              | 100         | 600              | 67,463               |                                |       |    |       |                |                                                                                    |         |             |             |                |                 |       |      |      |      |                           |       |        |              |  |  |  |  |  |  |                       |  |  |          |  |  |  |  |  |  |         |  |  |  |  |  |  |  |  |  |
| FGR                      | 360              | 55          | 198              | 22,263               |                                |       |    |       |                |                                                                                    |         |             |             |                |                 |       |      |      |      |                           |       |        |              |  |  |  |  |  |  |                       |  |  |          |  |  |  |  |  |  |         |  |  |  |  |  |  |  |  |  |
| FOP                      | 36               | 30          | 11               | 1,237                |                                |       |    |       |                |                                                                                    |         |             |             |                |                 |       |      |      |      |                           |       |        |              |  |  |  |  |  |  |                       |  |  |          |  |  |  |  |  |  |         |  |  |  |  |  |  |  |  |  |
| FSP                      | 120              | 40          | 48               | 5,397                |                                |       |    |       |                |                                                                                    |         |             |             |                |                 |       |      |      |      |                           |       |        |              |  |  |  |  |  |  |                       |  |  |          |  |  |  |  |  |  |         |  |  |  |  |  |  |  |  |  |
| FUS                      | 762              | 100         | 762              | 85,678               |                                |       |    |       |                |                                                                                    |         |             |             |                |                 |       |      |      |      |                           |       |        |              |  |  |  |  |  |  |                       |  |  |          |  |  |  |  |  |  |         |  |  |  |  |  |  |  |  |  |
| UOP                      | 60               | 20          | 12               | 1,349                |                                |       |    |       |                |                                                                                    |         |             |             |                |                 |       |      |      |      |                           |       |        |              |  |  |  |  |  |  |                       |  |  |          |  |  |  |  |  |  |         |  |  |  |  |  |  |  |  |  |
| TOTALS                   |                  | 1,938       |                  | 1,631                | 183,387                        |       |    |       |                |                                                                                    |         |             |             |                |                 |       |      |      |      |                           |       |        |              |  |  |  |  |  |  |                       |  |  |          |  |  |  |  |  |  |         |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES           |                  |             |                  |                      | 3165 1ST AVE, FERNANDINA BEACH |       |    |       |                |                                                                                    |         |             |             |                |                 |       |      |      |      |                           |       |        |              |  |  |  |  |  |  |                       |  |  |          |  |  |  |  |  |  |         |  |  |  |  |  |  |  |  |  |
| 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 |      |      |      |                           |       |        |              |  |  |  |  |  |  |                       |  |  |          |  |  |  |  |  |  |         |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                |       |    |       |                |                                                                                    |         |             |             |                |                 |       |      |      |      |                           |       |        |              |  |  |  |  |  |  |                       |  |  |          |  |  |  |  |  |  |         |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                |       |    |       |                |                                                                                    |         |             |             |                |                 |       |      |      |      |                           |       |        |              |  |  |  |  |  |  |                       |  |  |          |  |  |  |  |  |  |         |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                |       |    |       |                |                                                                                    |         |             |             |                |                 |       |      |      |      |                           |       |        |              |  |  |  |  |  |  |                       |  |  |          |  |  |  |  |  |  |         |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                |       |    |       |                |                                                                                    |         |             |             |                |                 |       |      |      |      |                           |       |        |              |  |  |  |  |  |  |                       |  |  |          |  |  |  |  |  |  |         |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                |       |    |       |                |                                                                                    |         |             |             |                |                 |       |      |      |      |                           |       |        |              |  |  |  |  |  |  |                       |  |  |          |  |  |  |  |  |  |         |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                |       |    |       |                |                                                                                    |         |             |             |                |                 |       |      |      |      |                           |       |        |              |  |  |  |  |  |  |                       |  |  |          |  |  |  |  |  |  |         |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                |       |    |       |                |                                                                                    |         |             |             |                |                 |       |      |      |      |                           |       |        |              |  |  |  |  |  |  |                       |  |  |          |  |  |  |  |  |  |         |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                |       |    |       |                |                                                                                    |         |             |             |                |                 |       |      |      |      |                           |       |        |              |  |  |  |  |  |  |                       |  |  |          |  |  |  |  |  |  |         |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                |       |    |       |                |                                                                                    |         |             |             |                |                 |       |      |      |      |                           |       |        |              |  |  |  |  |  |  |                       |  |  |          |  |  |  |  |  |  |         |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                |       |    |       |                |                                                                                    |         |             |             |                |                 |       |      |      |      |                           |       |        |              |  |  |  |  |  |  |                       |  |  |          |  |  |  |  |  |  |         |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                |       |    |       |                |                                                                                    |         |             |             |                |                 |       |      |      |      |                           |       |        |              |  |  |  |  |  |  |                       |  |  |          |  |  |  |  |  |  |         |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                |       |    |       |                |                                                                                    |         |             |             |                |                 |       |      |      |      |                           |       |        |              |  |  |  |  |  |  |                       |  |  |          |  |  |  |  |  |  |         |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                |       |    |       |                |                                                                                    |         |             |             |                |                 |       |      |      |      |                           |       |        |              |  |  |  |  |  |  |                       |  |  |          |  |  |  |  |  |  |         |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                |       |    |       |                |                                                                                    |         |             |             |                |                 |       |      |      |      |                           |       |        |              |  |  |  |  |  |  |                       |  |  |          |  |  |  |  |  |  |         |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                |       |    |       |                |                                                                                    |         |             |             |                |                 |       |      |      |      |                           |       |        |              |  |  |  |  |  |  |                       |  |  |          |  |  |  |  |  |  |         |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                |       |    |       |                |                                                                                    |         |             |             |                |                 |       |      |      |      |                           |       |        |              |  |  |  |  |  |  |                       |  |  |          |  |  |  |  |  |  |         |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                |       |    |       |                |                                                                                    |         |             |             |                |                 |       |      |      |      |                           |       |        |              |  |  |  |  |  |  |                       |  |  |          |  |  |  |  |  |  |         |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                |       |    |       |                |                                                                                    |         |             |             |                |                 |       |      |      |      |                           |       |        |              |  |  |  |  |  |  |                       |  |  |          |  |  |  |  |  |  |         |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                |       |    |       |                |                                                                                    |         |             |             |                |                 |       |      |      |      |                           |       |        |              |  |  |  |  |  |  |                       |  |  |          |  |  |  |  |  |  |         |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                |       |    |       |                |                                                                                    |         |             |             |                |                 |       |      |      |      |                           |       |        |              |  |  |  |  |  |  |                       |  |  |          |  |  |  |  |  |  |         |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                |       |    |       |                |                                                                                    |         |             |             |                |                 |       |      |      |      |                           |       |        |              |  |  |  |  |  |  |                       |  |  |          |  |  |  |  |  |  |         |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                |       |    |       |                |                                                                                    |         |             |             |                |                 |       |      |      |      |                           |       |        |              |  |  |  |  |  |  |                       |  |  |          |  |  |  |  |  |  |         |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                |       |    |       |                |                                                                                    |         |             |             |                |                 |       |      |      |      |                           |       |        |              |  |  |  |  |  |  |                       |  |  |          |  |  |  |  |  |  |         |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                |       |    |       |                |                                                                                    |         |             |             |                |                 |       |      |      |      |                           |       |        |              |  |  |  |  |  |  |                       |  |  |          |  |  |  |  |  |  |         |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                |       |    |       |                |                                                                                    |         |             |             |                |                 |       |      |      |      |                           |       |        |              |  |  |  |  |  |  |                       |  |  |          |  |  |  |  |  |  |         |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                |       |    |       |                |                                                                                    |         |             |             |                |                 |       |      |      |      |                           |       |        |              |  |  |  |  |  |  |                       |  |  |          |  |  |  |  |  |  |         |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                |       |    |       |                |                                                                                    |         |             |             |                |                 |       |      |      |      |                           |       |        |              |  |  |  |  |  |  |                       |  |  |          |  |  |  |  |  |  |         |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                |       |    |       |                |                                                                                    |         |             |             |                |                 |       |      |      |      |                           |       |        |              |  |  |  |  |  |  |                       |  |  |          |  |  |  |  |  |  |         |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                |       |    |       |                |                                                                                    |         |             |             |                |                 |       |      |      |      |                           |       |        |              |  |  |  |  |  |  |                       |  |  |          |  |  |  |  |  |  |         |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                |       |    |       |                |                                                                                    |         |             |             |                |                 |       |      |      |      |                           |       |        |              |  |  |  |  |  |  |                       |  |  |          |  |  |  |  |  |  |         |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                |       |    |       |                |                                                                                    |         |             |             |                |                 |       |      |      |      |                           |       |        |              |  |  |  |  |  |  |                       |  |  |          |  |  |  |  |  |  |         |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                |       |    |       |                |                                                                                    |         |             |             |                |                 |       |      |      |      |                           |       |        |              |  |  |  |  |  |  |                       |  |  |          |  |  |  |  |  |  |         |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                |       |    |       |                |                                                                                    |         |             |             |                |                 |       |      |      |      |                           |       |        |              |  |  |  |  |  |  |                       |  |  |          |  |  |  |  |  |  |         |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                |       |    |       |                |                                                                                    |         |             |             |                |                 |       |      |      |      |                           |       |        |              |  |  |  |  |  |  |                       |  |  |          |  |  |  |  |  |  |         |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                |       |    |       |                |                                                                                    |         |             |             |                |                 |       |      |      |      |                           |       |        |              |  |  |  |  |  |  |                       |  |  |          |  |  |  |  |  |  |         |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                |       |    |       |                |                                                                                    |         |             |             |                |                 |       |      |      |      |                           |       |        |              |  |  |  |  |  |  |                       |  |  |          |  |  |  |  |  |  |         |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                |       |    |       |                |                                                                                    |         |             |             |                |                 |       |      |      |      |                           |       |        |              |  |  |  |  |  |  |                       |  |  |          |  |  |  |  |  |  |         |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                |       |    |       |                |                                                                                    |         |             |             |                |                 |       |      |      |      |                           |       |        |              |  |  |  |  |  |  |                       |  |  |          |  |  |  |  |  |  |         |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                |       |    |       |                |                                                                                    |         |             |             |                |                 |       |      |      |      |                           |       |        |              |  |  |  |  |  |  |                       |  |  |          |  |  |  |  |  |  |         |  |  |  |  |  |  |  |  |  |