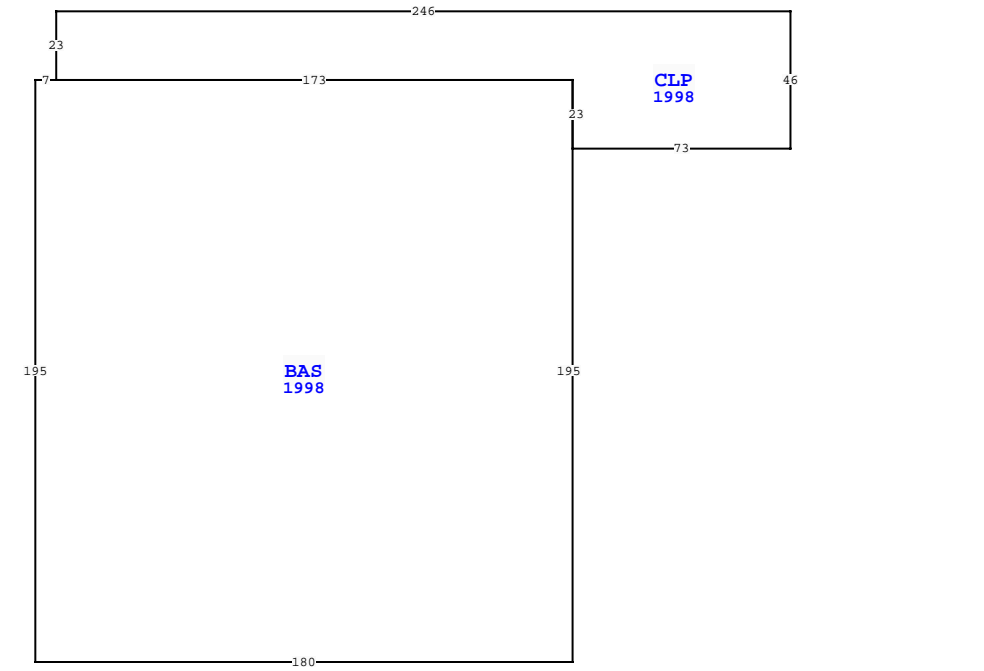




| BUILDING CHARACTERISTICS |                     |             |              |                      |
|--------------------------|---------------------|-------------|--------------|----------------------|
| ELEMENT                  | CD                  |             |              |                      |
| Exterior Wall            | 25 MOD METAL 100    |             |              |                      |
| Roof Structur            | 10 STEEL FRME 100   |             |              |                      |
| Roof Cover               | 12 MODULAR MT 100   |             |              |                      |
| Interior Wall            | 07 NONE 100         |             |              |                      |
| Interior Floor           | 04 C ABOVE GD 100   |             |              |                      |
| Air Condition            | 01 NONE 100         |             |              |                      |
| Heating Type             | 01 NONE 100         |             |              |                      |
| Plumbing                 | 1 100               |             |              |                      |
| Frame                    | 05 STEEL 100        |             |              |                      |
| Story Height             | 28 100              |             |              |                      |
| RMS                      | 1 100               |             |              |                      |
| Stories                  | 1. 1. 100           |             |              |                      |
| Class                    | 00 . 100            |             |              |                      |
| Units                    | 0 100               |             |              |                      |
| BUD8 Adjustme            | 02 DIST FB 100      |             |              |                      |
| Occupancy                | 00 NONE 100         |             |              |                      |
| Quality                  | 04 Quality Level 04 |             |              |                      |
| DOR CODE                 | 8600 COUNTY         |             |              |                      |
| MAP NUM                  | MKT AREA 01         |             |              |                      |
| NEIGHBORHOOD/LOC         | 1010.00             |             |              |                      |
| AREA TYPE                | TOTAL GROSS AREA    | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS                      | 35,100              | 100         | 35,100       | 1,391,139            |
| CLP                      | 7,337               | 60          | 4,402        | 174,467              |
| TOTALS                   | 42,437              |             | 39,502       | 1,565,607            |

| MARKET ADJUSTMENTS                                  |     |           |             |                |                |      |      |      |      |      |        |       |  |
|---|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|-------|--|
| TYPE  | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |       |  |
| 4803  | 06  | 39,502    | 120.9170    | 57.44          | 2,268,995      | 1998 | 1998 |      | 0    | 0    | 31.00  | 69.00 |  |
| 1 STOR WAREH - 0% - 0 Heated Area: 35100 HX Base Yr |     |           |             |                |                |      |      |      |      |      |        |       |  |



| NASSAU COUNTY PROPERTY    |           |  |             |
|---------------------------|-----------|--|-------------|
| VALUATION SUMMARY         |           |  | PAGE 1 of 2 |
| VALUATION BY              |           |  | STANDARD    |
| Tax Group: 2              | Tax Dist: |  |             |
| BUILDING MARKET VALUE     |           |  | 1,565,607   |
| TOTAL MARKET OB/XF VALUE  |           |  | 103,330     |
| TOTAL LAND VALUE - MARKET |           |  | 1,210,000   |
| TOTAL MARKET VALUE        |           |  | 2,878,937   |
| SOH/AGL Deduction         |           |  | 1,086,689   |
| ASSESSED VALUE            |           |  | 1,792,248   |
| TOTAL EXEMPTION VALUE     |           |  | 0           |
| BASE TAXABLE VALUE        |           |  | 1,792,248   |
| TOTAL JUST VALUE          |           |  | 2,878,937   |
| NCON VALUE                |           |  | 0           |
| INCOME VALUE              |           |  |             |
| PREVIOUS YEAR MKT VALUE   |           |  | 1,727,849   |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 983446     | NEW CONSTR  | 956,000 | 03/30/1998 |

| SALES DATA                     |            |           |     |     |        |            |
|--------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 0977/0892                      | 3/23/2001  | WD U      | V   |     | 08     | 45,000     |
| GRANTOR: FLORIDA PETROLEUM COR |            |           |     |     |        |            |
| GRANTEE: OCEAN HIGHWAY & POR   |            |           |     |     |        |            |
| 0859/1435                      | 12/21/1998 | WD Q      | I   |     |        | 220,000    |
| GRANTOR: SUBURBAN PROPANE LP   |            |           |     |     |        |            |
| GRANTEE: OCEAN HIGHWAY & POR   |            |           |     |     |        |            |

| 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              | 0810       | CONCRETE A  | 0   | 0   | 22 | 10  | 220.00    | SF | 6.50     | 6.50           | 100       | 1998    | 1998        | 3 | 77     | 1,101           |       |
| 2              | 0810       | CONCRETE A  | 0   | 0   | 20 | 16  | 320.00    | SF | 6.50     | 6.50           | 100       | 1998    | 1998        | 3 | 77     | 1,602           |       |
| 3              | 0819       | CONC 12"    | 0   | 0   | 6  | 4   | 24.00     | SF | 9.50     | 9.50           | 100       | 1998    | 1998        | 3 | 77     | 176             |       |
| 4              | 0092       | AUTO GATE   | 0   | 0   | 0  | 0   | 2.00      | UT | 3,500.00 | 3,500.00       | 100       | 1998    | 1998        | 3 | 20     | 1,400           |       |
| 5              | 0966       | FIRE SPRNK  | 0   | 0   | 0  | 0   | 35,100.00 | SF | 3.00     | 3.00           | 100       | 1998    | 1998        | 3 | 77     | 81,081          |       |
| 6              | 0978       | SECURTY LT  | 0   | 0   | 0  | 0   | 16.00     | UT | 450.00   | 450.00         | 100       | 1998    | 1998        | 3 | 48     | 3,456           |       |
| 7              | 0400       | CONC CURB   | 0   | 0   | 0  | 0   | 331.00    | LF | 15.00    | 15.00          | 100       | 1998    | 1998        | 3 | 83     | 4,121           |       |
| 8              | 0972       | ST LGHT UN  | 0   | 0   | 0  | 0   | 2.00      | UT | 1,265.00 | 1,265.00       | 100       | 1998    | 1998        | 3 | 48     | 1,214           |       |
| 9              | 0803       | ASPHALT C   | 0   | 0   | 18 | 166 | 4,470.00  | SF | 2.00     | 2.00           | 100       | 1998    | 1998        | 3 | 50     | 4,470           |       |
| 10             | 0462       | ST/AL FNC   | 0   | 0   | 0  | 0   | 1,344.00  | SF | 10.00    | 10.00          | 100       | 1998    | 1998        | 3 | 27     | 3,629           |       |

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

| BUILDING DIMENSIONS  |  |
|--|--|
| CLP=[YR=1998] W246 S23 BAS=[YR=1998] W7 S195 E180 N195 W173 \$ E173 S23 E73 N46 \$ . |  |

| 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                | 008600   | C   | COUNTY               | 0   |     | I-1      | 0.00  | 0.00  | 55,000.00   | SF        |     | 1.00     | 1.00   | 1.00        | 22.00      | 22.00          | 1,210,000  |                             |      |         |      |     |    |        |

