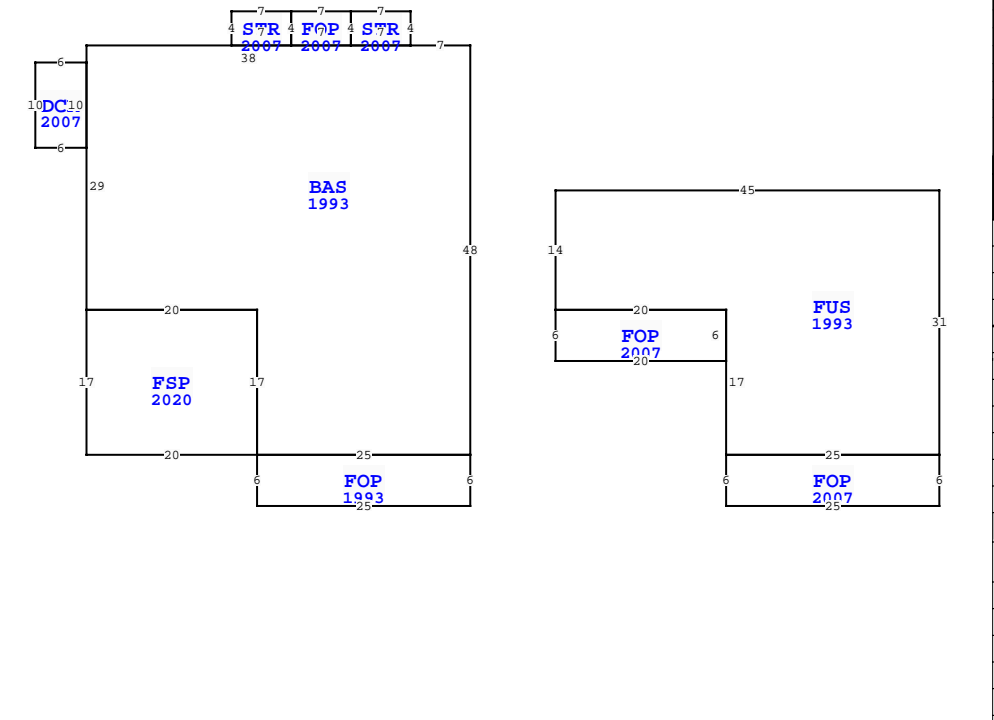


| ELEMENT        | CD  | CONSTRUCTION   |
|----------------|-----|----------------|
| Exterior Wall  | 10  | ABOVE AVG 100  |
| Roof Structur  | 03  | GABLE/HIP 100  |
| Roof Cover     | 12  | MODULAR MT 100 |
| Interior Wall  | 05  | DRYWALL 100    |
| Interior Floor | 12  | HARDWOOD 100   |
| Air Condition  | 03  | CENTRAL 100    |
| Heating Type   | 04  | AIR DUCTED 100 |
| Bedrooms       |     | 3 100          |
| Bathrooms      |     | 3.5 100        |
| Frame          | 02  | WOOD FRAME 100 |
| Stories        | 1.5 | 1.5 100        |
| Units          |     | 0 100          |
| BUD8 Adjustme  | 02  | DIST FB 100    |
| Occupancy      | 00  | NONE 100       |

| MARKET ADJUSTMENTS |     |           |             |                |                |      |      |      |      |      |        |       |  |  |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|-------|--|--|
| TYPE               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |       |  |  |
| 0900               | 01  | 3,157     | 116.3800    | 138.20         | 436,297        | 1900 | 2005 |      | 0    | 0    | 8.00   | 92.00 |  |  |

| NASSAU COUNTY PROPERTY    |           | PAGE 1 of 1 | 2        |
|---------------------------|-----------|-------------|----------|
| VALUATION SUMMARY         |           |             |          |
| VALUATION BY              |           |             | STANDARD |
| Tax Group: 2              | Tax Dist: |             |          |
| BUILDING MARKET VALUE     |           |             | 401,393  |
| TOTAL MARKET OB/XF VALUE  |           |             | 30,515   |
| TOTAL LAND VALUE - MARKET |           |             | 400,000  |
| TOTAL MARKET VALUE        |           |             | 831,908  |
| SOH/AGL Deduction         |           |             | 374,731  |
| ASSESSED VALUE            |           |             | 457,177  |
| TOTAL EXEMPTION VALUE     | HX HB     | 50,000      |          |
| BASE TAXABLE VALUE        |           |             | 407,177  |
| TOTAL JUST VALUE          |           |             | 831,908  |
| NCON VALUE                |           |             | 0        |
| INCOME VALUE              |           |             |          |
| PREVIOUS YEAR MKT VALUE   |           |             | 683,257  |



| QUALITY          | CD               | CONSTRUCTION     |              |                      |
|------------------|------------------|------------------|--------------|----------------------|
| Quality          | 05               | Quality Level 05 |              |                      |
| DOR CODE         | 0100             | SINGLE FAMILY    |              |                      |
| MAP NUM          |                  | MKT AREA 01      |              |                      |
| NEIGHBORHOOD/LOC | 1001.00          |                  |              |                      |
| AREA TYPE        | TOTAL GROSS AREA | PCT OF BASE      | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS              | 1,820            | 100              | 1,820        | 231,402              |
| DCK              | 60               | 10               | 6            | 763                  |
| FOP              | 150              | 30               | 45           | 5,721                |
| FOP              | 28               | 30               | 8            | 1,018                |
| FOP              | 120              | 30               | 36           | 4,577                |
| FOP              | 150              | 30               | 45           | 5,721                |
| FSP              | 340              | 40               | 136          | 17,291               |
| FUS              | 1,055            | 100              | 1,055        | 134,137              |
| STR              | 28               | 10               | 3            | 382                  |
| STR              | 28               | 10               | 3            | 382                  |
| TOTALS           | 3,779            |                  | 3,157        | 401,393              |

401 S 7TH ST, FERNANDINA BEACH

| PERMIT NUM | DESCRIPTION        | AMT    | ISSUED     |
|------------|--------------------|--------|------------|
| 20200144   | ADDITION           | 15,000 | 05/14/2020 |
| 20121105   | 4' FENCE           | 0      | 06/12/2012 |
| 20110082   | ELEC FOR GARAGE    | 800    | 01/18/2011 |
| 20101853   | ROOF FOR GARAGE    | 5,000  | 10/26/2010 |
| 20101852   | GARAGE             | 15,000 | 10/21/2010 |
| 20100536   | INSULATE SUB FLOOR | 2,375  | 04/01/2010 |

| SALES DATA                     |           |           |       |       |        |            |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1756/0824                      | 9/16/2011 | WD        | Q     | I     | 01     | 590,000    |
| GRANTOR: BOYER BRIAN K TRUSTEE |           |           |       |       |        |            |
| GRANTEE: BORGE PAUL D & SUSAN  |           |           |       |       |        |            |
| 1472/1722                      | 1/19/2007 | WD        | U     | I     |        | 250,000    |
| GRANTOR: STILLWELL JOHN D      |           |           |       |       |        |            |
| GRANTEE: KEMP C TODD TRUSTEE   |           |           |       |       |        |            |

| EXTRA FEATURES |            |             |         |     |    |        |    |          |                |           |         |             |   | BLD DATE |                 | LGL DATE |         |           |         |
|----------------|------------|-------------|---------|-----|----|--------|----|----------|----------------|-----------|---------|-------------|---|----------|-----------------|----------|---------|-----------|---------|
| 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    | XF DATE | LAND DATE | AG DATE |
| 1              | 0819       | CONC 12"    | 0 100   | 5   | 8  | 40.00  | SF | 9.50     | 9.50           | 100       | 1960    | 1960        | 3 | 20       | 76              |          |         |           |         |
| 2              | 0810       | CONCRETE A  | 0 100   | 18  | 5  | 90.00  | SF | 6.50     | 6.50           | 100       | 1960    | 1960        | 3 | 20       | 117             |          |         |           |         |
| 3              | 0500       | FP-PRE FAB  | 0 100   | 0   | 0  | 2.00   | UT | 3,500.00 | 3,500.00       | 100       | 2007    | 2007        | 3 | 92       | 6,440           |          |         |           |         |
| 4              | 0510       | GARAGE WD-  | 0 100   | 22  | 22 | 484.00 | SF | 43.75    | 43.75          | 100       | 2011    | 2011        | 3 | 68       | 14,399          |          |         |           |         |
| 6              | 0462       | ST/AL FNC   | 0 100   | 170 | 4  | 680.00 | SF | 10.00    | 10.00          | 100       | 2012    | 2012        | 3 | 71       | 4,828           |          |         |           |         |
| 7              | 0810       | CONCRETE A  | 0 100   | 0   | 0  | 770.00 | SF | 6.50     | 6.50           | 100       | 2011    | 2011        | 3 | 93       | 4,655           |          |         |           |         |

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

| BUILDING DIMENSIONS   |  |
|---|--|
| BAS=[YR=1993] W7 STR=[YR=2007] N4W7 FOP=[YR=2007] W7        |  |
| STR=[YR=2007] W7S4E7N4S4 E7N4S S4E7S3W8 S2 DCK=[YR=2007] W6 |  |
| S10E6N10S S29 FSP=[YR=2020] S17 E20 N17 W20                 |  |
| S20S17FOP=[YR=1993] S6 E25 N6 W25E25 N48 \$ PTR= E10 S17    |  |
| FUS=[YR=1993] S14 FOP=[YR=2007] S6E20N6 W20S20S17           |  |
| FOP=[YR=2007] S6 E25 N6 W25E25 N31 W45S N17 W10S.           |  |

| LAND DESCRIPTION |          |     |                      |     |      |          |        |        |             | TOTAL OB/XF |     |           |        |         |            |                |            |                             |      | 30,515  |      |     |    |        |  |
|------------------|----------|-----|----------------------|-----|------|----------|--------|--------|-------------|-------------|-----|-----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|--|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT  | DEPTH  | TOT LND UTS | UNIT TYPE   | D T | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |  |
| 1                | 000100   | C   | SFR                  | 100 | 0003 | R-2      | 100.00 | 100.00 | 100.00      | FF          |     | 1.00      | 1.00   | 1.00    | 4,000.00   | 4,000.00       | 400,000    |                             |      |         |      |     |    |        |  |