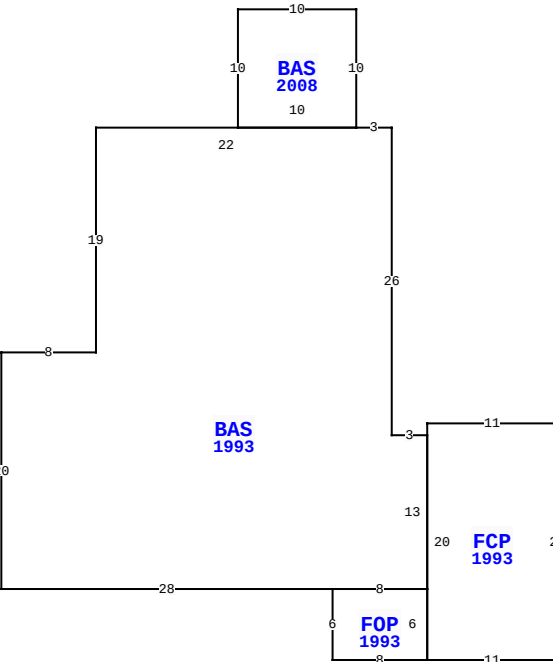


**SAB GROUP LLC**  
23 SOUTH 7TH ST  
FERNANDINA BEACH, FL 32034

00-00-31-1800-0261-0072



| BUILDING CHARACTERISTICS |                  |             |                  |                      |                                                                                    |        |     |           |                | MARKET ADJUSTMENTS |                |             |      |        |                 |       |       |        |                   | NASSAU COUNTY PROPERTY    |  |  |  |  |  |  |  |  |          | PAGE 1 of 1 |  | 2 |  |  |  |  |  |  |  |
|--------------------------|------------------|-------------|------------------|----------------------|------------------------------------------------------------------------------------|--------|-----|-----------|----------------|--------------------|----------------|-------------|------|--------|-----------------|-------|-------|--------|-------------------|---------------------------|--|--|--|--|--|--|--|--|----------|-------------|--|---|--|--|--|--|--|--|--|
| ELEMENT                  |                  | CD          | CONSTRUCTION     |                      | TYPE                                                                               |        | MDL | EFF. AREA | TOT ADJ PTS    | EFF. BASE RATE     | REPL. COST NEW | AYB         | EYB  | ECON   | FNCT            |       | NORM  | % COND | VALUATION SUMMARY |                           |  |  |  |  |  |  |  |  |          |             |  |   |  |  |  |  |  |  |  |
| Exterior Wall            |                  | 15          | CONC BLOCK 100   |                      | 0100                                                                               | 01     |     | 1,343     | 125.5800       | 113.34             | 152,216        | 1954        | 1995 | 0      | 0               | 0     | 13.50 | 86.50  | VALUATION BY      |                           |  |  |  |  |  |  |  |  | STANDARD |             |  |   |  |  |  |  |  |  |  |
| Roof Structur            |                  | 03          | GABLE/HIP 100    |                      | 1 SINGLE FAM - 0% - 0                                                              |        |     |           |                |                    |                |             |      |        |                 |       |       |        |                   | Heated Area: 1274         |  |  |  |  |  |  |  |  |          | HX Base Yr  |  |   |  |  |  |  |  |  |  |
| Roof Cover               |                  | 03          | COMP SHNGL 100   |                      |  |        |     |           |                |                    |                |             |      |        |                 |       |       |        |                   | BUILDING MARKET VALUE     |  |  |  |  |  |  |  |  |          | 131,667     |  |   |  |  |  |  |  |  |  |
| Interior Wall            |                  | 03          | PLASTER 100      |                      |                                                                                    |        |     |           |                |                    |                |             |      |        |                 |       |       |        |                   | TOTAL MARKET OB/XF VALUE  |  |  |  |  |  |  |  |  |          | 343         |  |   |  |  |  |  |  |  |  |
| Interior Floo            |                  | 14          | CARPET 80        |                      |                                                                                    |        |     |           |                |                    |                |             |      |        |                 |       |       |        |                   | TOTAL LAND VALUE - MARKET |  |  |  |  |  |  |  |  |          | 172,000     |  |   |  |  |  |  |  |  |  |
| Interior Floo            |                  | 07          | CORK/VTILE 20    |                      |                                                                                    |        |     |           |                |                    |                |             |      |        |                 |       |       |        |                   | TOTAL MARKET VALUE        |  |  |  |  |  |  |  |  |          | 304,010     |  |   |  |  |  |  |  |  |  |
| Air Condition            |                  | 03          | CENTRAL 100      |                      |                                                                                    |        |     |           |                |                    |                |             |      |        |                 |       |       |        |                   | SOH/AGL Deduction         |  |  |  |  |  |  |  |  |          | 79,173      |  |   |  |  |  |  |  |  |  |
| Heating Type             |                  | 04          | AIR DUCTED 100   |                      |                                                                                    |        |     |           |                |                    |                |             |      |        |                 |       |       |        |                   | ASSESSED VALUE            |  |  |  |  |  |  |  |  |          | 224,837     |  |   |  |  |  |  |  |  |  |
| Bedrooms                 |                  |             | 3 100            |                      |                                                                                    |        |     |           |                |                    |                |             |      |        |                 |       |       |        |                   | TOTAL EXEMPTION VALUE     |  |  |  |  |  |  |  |  |          | 0           |  |   |  |  |  |  |  |  |  |
| Bathrooms                |                  |             | 2 100            |                      |                                                                                    |        |     |           |                |                    |                |             |      |        |                 |       |       |        |                   | BASE TAXABLE VALUE        |  |  |  |  |  |  |  |  |          | 224,837     |  |   |  |  |  |  |  |  |  |
| Frame                    |                  | 03          | MASONRY 100      |                      |                                                                                    |        |     |           |                |                    |                |             |      |        |                 |       |       |        |                   | TOTAL JUST VALUE          |  |  |  |  |  |  |  |  |          | 304,010     |  |   |  |  |  |  |  |  |  |
| Stories                  |                  | 1.          | 1. 100           |                      |                                                                                    |        |     |           |                |                    |                |             |      |        |                 |       |       |        |                   | NCON VALUE                |  |  |  |  |  |  |  |  |          | 0           |  |   |  |  |  |  |  |  |  |
| Units                    |                  |             | 0 100            |                      | INCOME VALUE                                                                       |        |     |           |                |                    |                |             |      |        |                 |       |       |        |                   |                           |  |  |  |  |  |  |  |  |          |             |  |   |  |  |  |  |  |  |  |
| BUD8 Adjustme            |                  | 02          | DIST FB 100      |                      | PREVIOUS YEAR MKT VALUE                                                            |        |     |           |                |                    |                |             |      |        | 256,040         |       |       |        |                   |                           |  |  |  |  |  |  |  |  |          |             |  |   |  |  |  |  |  |  |  |
| Occupancy                |                  | 00          | NONE 100         |                      |                                                                                    |        |     |           |                |                    |                |             |      |        |                 |       |       |        |                   |                           |  |  |  |  |  |  |  |  |          |             |  |   |  |  |  |  |  |  |  |
| Quality                  |                  | 06          | Quality Level 06 |                      |                                                                                    |        |     |           |                |                    |                |             |      |        |                 |       |       |        |                   |                           |  |  |  |  |  |  |  |  |          |             |  |   |  |  |  |  |  |  |  |
| DOR CODE                 |                  | 0100        | SINGLE FAMILY    |                      |                                                                                    |        |     |           |                |                    |                |             |      |        |                 |       |       |        |                   |                           |  |  |  |  |  |  |  |  |          |             |  |   |  |  |  |  |  |  |  |
| MAP NUM                  |                  |             | MKT AREA         |                      | 01                                                                                 |        |     |           |                |                    |                |             |      |        |                 |       |       |        |                   |                           |  |  |  |  |  |  |  |  |          |             |  |   |  |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC         |                  | 1011.00     |                  |                      |                                                                                    |        |     |           |                |                    |                |             |      |        |                 |       |       |        |                   |                           |  |  |  |  |  |  |  |  |          |             |  |   |  |  |  |  |  |  |  |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA     | SUBAREA MARKET VALUE |                                                                                    |        |     |           |                |                    |                |             |      |        |                 |       |       |        |                   |                           |  |  |  |  |  |  |  |  |          |             |  |   |  |  |  |  |  |  |  |
| BAS                      | 1,174            | 100         | 1,174            | 115,098              |                                                                                    |        |     |           |                |                    |                |             |      |        |                 |       |       |        |                   |                           |  |  |  |  |  |  |  |  |          |             |  |   |  |  |  |  |  |  |  |
| BAS                      | 100              | 100         | 100              | 9,804                |                                                                                    |        |     |           |                |                    |                |             |      |        |                 |       |       |        |                   |                           |  |  |  |  |  |  |  |  |          |             |  |   |  |  |  |  |  |  |  |
| FCP                      | 220              | 25          | 55               | 5,392                |                                                                                    |        |     |           |                |                    |                |             |      |        |                 |       |       |        |                   |                           |  |  |  |  |  |  |  |  |          |             |  |   |  |  |  |  |  |  |  |
| FOP                      | 48               | 30          | 14               | 1,373                |                                                                                    |        |     |           |                |                    |                |             |      |        |                 |       |       |        |                   |                           |  |  |  |  |  |  |  |  |          |             |  |   |  |  |  |  |  |  |  |
| TOTALS                   |                  | 1,542       |                  | 1,343                | 131,667                                                                            |        |     |           |                |                    |                |             |      |        |                 |       |       |        |                   |                           |  |  |  |  |  |  |  |  |          |             |  |   |  |  |  |  |  |  |  |
| EXTRA FEATURES           |                  |             |                  |                      | 305 S 15TH ST, 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 |       |        |                   |                           |  |  |  |  |  |  |  |  |          |             |  |   |  |  |  |  |  |  |  |
| 1                        | 0810             | CONCRETE A  | 0                | 0                    | 0                                                                                  | 264.00 | SF  | 6.50      | 6.50           | 100                | 1954           | 1954        | 3    | 20     | 343             |       |       |        |                   |                           |  |  |  |  |  |  |  |  |          |             |  |   |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                                                                    |        |     |           |                |                    |                |             |      |        |                 |       |       |        |                   |                           |  |  |  |  |  |  |  |  |          |             |  |   |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                                                                    |        |     |           |                |                    |                |             |      |        |                 |       |       |        |                   |                           |  |  |  |  |  |  |  |  |          |             |  |   |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                                                                    |        |     |           |                |                    |                |             |      |        |                 |       |       |        |                   |                           |  |  |  |  |  |  |  |  |          |             |  |   |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                                                                    |        |     |           |                |                    |                |             |      |        |                 |       |       |        |                   |                           |  |  |  |  |  |  |  |  |          |             |  |   |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                                                                    |        |     |           |                |                    |                |             |      |        |                 |       |       |        |                   |                           |  |  |  |  |  |  |  |  |          |             |  |   |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                                                                    |        |     |           |                |                    |                |             |      |        |                 |       |       |        |                   |                           |  |  |  |  |  |  |  |  |          |             |  |   |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                                                                    |        |     |           |                |                    |                |             |      |        |                 |       |       |        |                   |                           |  |  |  |  |  |  |  |  |          |             |  |   |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                                                                    |        |     |           |                |                    |                |             |      |        |                 |       |       |        |                   |                           |  |  |  |  |  |  |  |  |          |             |  |   |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                                                                    |        |     |           |                |                    |                |             |      |        |                 |       |       |        |                   |                           |  |  |  |  |  |  |  |  |          |             |  |   |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                                                                    |        |     |           |                |                    |                |             |      |        |                 |       |       |        |                   |                           |  |  |  |  |  |  |  |  |          |             |  |   |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                                                                    |        |     |           |                |                    |                |             |      |        |                 |       |       |        |                   |                           |  |  |  |  |  |  |  |  |          |             |  |   |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                                                                    |        |     |           |                |                    |                |             |      |        |                 |       |       |        |                   |                           |  |  |  |  |  |  |  |  |          |             |  |   |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                                                                    |        |     |           |                |                    |                |             |      |        |                 |       |       |        |                   |                           |  |  |  |  |  |  |  |  |          |             |  |   |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                                                                    |        |     |           |                |                    |                |             |      |        |                 |       |       |        |                   |                           |  |  |  |  |  |  |  |  |          |             |  |   |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                                                                    |        |     |           |                |                    |                |             |      |        |                 |       |       |        |                   |                           |  |  |  |  |  |  |  |  |          |             |  |   |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                                                                    |        |     |           |                |                    |                |             |      |        |                 |       |       |        |                   |                           |  |  |  |  |  |  |  |  |          |             |  |   |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                                                                    |        |     |           |                |                    |                |             |      |        |                 |       |       |        |                   |                           |  |  |  |  |  |  |  |  |          |             |  |   |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                                                                    |        |     |           |                |                    |                |             |      |        |                 |       |       |        |                   |                           |  |  |  |  |  |  |  |  |          |             |  |   |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                                                                    |        |     |           |                |                    |                |             |      |        |                 |       |       |        |                   |                           |  |  |  |  |  |  |  |  |          |             |  |   |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                                                                    |        |     |           |                |                    |                |             |      |        |                 |       |       |        |                   |                           |  |  |  |  |  |  |  |  |          |             |  |   |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                                                                    |        |     |           |                |                    |                |             |      |        |                 |       |       |        |                   |                           |  |  |  |  |  |  |  |  |          |             |  |   |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                                                                    |        |     |           |                |                    |                |             |      |        |                 |       |       |        |                   |                           |  |  |  |  |  |  |  |  |          |             |  |   |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                                                                    |        |     |           |                |                    |                |             |      |        |                 |       |       |        |                   |                           |  |  |  |  |  |  |  |  |          |             |  |   |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                                                                    |        |     |           |                |                    |                |             |      |        |                 |       |       |        |                   |                           |  |  |  |  |  |  |  |  |          |             |  |   |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                                                                    |        |     |           |                |                    |                |             |      |        |                 |       |       |        |                   |                           |  |  |  |  |  |  |  |  |          |             |  |   |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                                                                    |        |     |           |                |                    |                |             |      |        |                 |       |       |        |                   |                           |  |  |  |  |  |  |  |  |          |             |  |   |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                                                                    |        |     |           |                |                    |                |             |      |        |                 |       |       |        |                   |                           |  |  |  |  |  |  |  |  |          |             |  |   |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                                                                    |        |     |           |                |                    |                |             |      |        |                 |       |       |        |                   |                           |  |  |  |  |  |  |  |  |          |             |  |   |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                                                                    |        |     |           |                |                    |                |             |      |        |                 |       |       |        |                   |                           |  |  |  |  |  |  |  |  |          |             |  |   |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                                                                    |        |     |           |                |                    |                |             |      |        |                 |       |       |        |                   |                           |  |  |  |  |  |  |  |  |          |             |  |   |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                                                                    |        |     |           |                |                    |                |             |      |        |                 |       |       |        |                   |                           |  |  |  |  |  |  |  |  |          |             |  |   |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                                                                    |        |     |           |                |                    |                |             |      |        |                 |       |       |        |                   |                           |  |  |  |  |  |  |  |  |          |             |  |   |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                                                                    |        |     |           |                |                    |                |             |      |        |                 |       |       |        |                   |                           |  |  |  |  |  |  |  |  |          |             |  |   |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                                                                    |        |     |           |                |                    |                |             |      |        |                 |       |       |        |                   |                           |  |  |  |  |  |  |  |  |          |             |  |   |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                                                                    |        |     |           |                |                    |                |             |      |        |                 |       |       |        |                   |                           |  |  |  |  |  |  |  |  |          |             |  |   |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                                                                    |        |     |           |                |                    |                |             |      |        |                 |       |       |        |                   |                           |  |  |  |  |  |  |  |  |          |             |  |   |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                                                                    |        |     |           |                |                    |                |             |      |        |                 |       |       |        |                   |                           |  |  |  |  |  |  |  |  |          |             |  |   |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                                                                    |        |     |           |                |                    |                |             |      |        |                 |       |       |        |                   |                           |  |  |  |  |  |  |  |  |          |             |  |   |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                                                                    |        |     |           |                |                    |                |             |      |        |                 |       |       |        |                   |                           |  |  |  |  |  |  |  |  |          |             |  |   |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                                                                    |        |     |           |                |                    |                |             |      |        |                 |       |       |        |                   |                           |  |  |  |  |  |  |  |  |          |             |  |   |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                                                                    |        |     |           |                |                    |                |             |      |        |                 |       |       |        |                   |                           |  |  |  |  |  |  |  |  |          |             |  |   |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                                                                    |        |     |           |                |                    |                |             |      |        |                 |       |       |        |                   |                           |  |  |  |  |  |  |  |  |          |             |  |   |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                                                                    |        |     |           |                |                    |                |             |      |        |                 |       |       |        |                   |                           |  |  |  |  |  |  |  |  |          |             |  |   |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                                                                    |        |     |           |                |                    |                |             |      |        |                 |       |       |        |                   |                           |  |  |  |  |  |  |  |  |          |             |  |   |  |  |  |  |  |  |  |
|                          |                  |             |                  |                      |                                                                                    |        |     |           |                |                    |                |             |      | </     |                 |       |       |        |                   |                           |  |  |  |  |  |  |  |  |          |             |  |   |  |  |  |  |  |  |  |