

WEINSTEIN ANDREW JAY &/CRAHAY JOELLE  
10244 DEERWOOD CLUB ROAD  
JACKSONVILLE, FL 32256

**01-6N-29-V160-2031-0000**



| BUILDING CHARACTERISTICS |                  |                  |              |                      |  |  |  |  |  | MARKET ADJUSTMENTS |     |           |             |                |                |     |     |      |      | NASSAU COUNTY PROPERTY |        |  |      |      |     |     |   |  |  |                           |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |
|--------------------------|------------------|------------------|--------------|----------------------|--|--|--|--|--|--------------------|-----|-----------|-------------|----------------|----------------|-----|-----|------|------|------------------------|--------|--|------|------|-----|-----|---|--|--|---------------------------|--|--|--|--|--|--|--|--|--|-----------|--|--|--|--|--|--|--|--|--|
| CONSTRUCTION             |                  |                  |              |                      |  |  |  |  |  | VALUATION SUMMARY  |     |           |             |                |                |     |     |      |      | PAGE 1 of 1            |        |  |      |      |     |     |   |  |  |                           |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |
| ELEMENT                  | CD               |                  |              |                      |  |  |  |  |  | TYPE               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM                   | % COND |  |      |      |     |     |   |  |  |                           |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |
| Floor                    |                  | 4                | 100          |                      |  |  |  |  |  |                    |     | 8316000   |             | 0              |                |     |     |      |      |                        |        |  | 1974 | 1974 | 100 | 100 | 0 |  |  |                           |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |
| Recreation               | P00L             | P00L 100         |              |                      |  |  |  |  |  | 1 CONDO - 0% - 0   |     |           |             |                |                |     |     |      |      | SQFT=1210              |        |  |      |      |     |     |   |  |  | HX Base Yr                |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |
| Location                 | INTERIOR         | INTERIOR 100     |              |                      |  |  |  |  |  |                    |     |           |             |                |                |     |     |      |      |                        |        |  |      |      |     |     |   |  |  | Tax Group: 5              |  |  |  |  |  |  |  |  |  | Tax Dist: |  |  |  |  |  |  |  |  |  |
| View                     | WOODS            | WOODS 100        |              |                      |  |  |  |  |  |                    |     |           |             |                |                |     |     |      |      |                        |        |  |      |      |     |     |   |  |  | BUILDING MARKET VALUE     |  |  |  |  |  |  |  |  |  | 456,300   |  |  |  |  |  |  |  |  |  |
| Desirability             | 4TH FLOOR        | 4TH FLOOR 100    |              |                      |  |  |  |  |  |                    |     |           |             |                |                |     |     |      |      |                        |        |  |      |      |     |     |   |  |  | TOTAL MARKET OB/XF VALUE  |  |  |  |  |  |  |  |  |  | 0         |  |  |  |  |  |  |  |  |  |
| Balcony                  | FOP/PATIO        | FOP/PATIO 100    |              |                      |  |  |  |  |  |                    |     |           |             |                |                |     |     |      |      |                        |        |  |      |      |     |     |   |  |  | TOTAL LAND VALUE - MARKET |  |  |  |  |  |  |  |  |  | 0         |  |  |  |  |  |  |  |  |  |
| Parking                  | OPEN             | OPEN 100         |              |                      |  |  |  |  |  |                    |     |           |             |                |                |     |     |      |      |                        |        |  |      |      |     |     |   |  |  | TOTAL MARKET VALUE        |  |  |  |  |  |  |  |  |  | 456,300   |  |  |  |  |  |  |  |  |  |
| Bedrooms                 |                  | 2 100            |              |                      |  |  |  |  |  |                    |     |           |             |                |                |     |     |      |      |                        |        |  |      |      |     |     |   |  |  | SOH/AGL Deduction         |  |  |  |  |  |  |  |  |  | 176,856   |  |  |  |  |  |  |  |  |  |
| Bathrooms                |                  | 2 100            |              |                      |  |  |  |  |  |                    |     |           |             |                |                |     |     |      |      |                        |        |  |      |      |     |     |   |  |  | ASSESSED VALUE            |  |  |  |  |  |  |  |  |  | 279,444   |  |  |  |  |  |  |  |  |  |
| Oth Rooms                |                  | 2 100            |              |                      |  |  |  |  |  |                    |     |           |             |                |                |     |     |      |      |                        |        |  |      |      |     |     |   |  |  | TOTAL EXEMPTION VALUE     |  |  |  |  |  |  |  |  |  | 0         |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |              |                      |  |  |  |  |  |                    |     |           |             |                |                |     |     |      |      |                        |        |  |      |      |     |     |   |  |  | BASE TAXABLE VALUE        |  |  |  |  |  |  |  |  |  | 279,444   |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |              |                      |  |  |  |  |  |                    |     |           |             |                |                |     |     |      |      |                        |        |  |      |      |     |     |   |  |  | TOTAL JUST VALUE          |  |  |  |  |  |  |  |  |  | 456,300   |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |              |                      |  |  |  |  |  |                    |     |           |             |                |                |     |     |      |      |                        |        |  |      |      |     |     |   |  |  | NCON VALUE                |  |  |  |  |  |  |  |  |  | 0         |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |              |                      |  |  |  |  |  |                    |     |           |             |                |                |     |     |      |      |                        |        |  |      |      |     |     |   |  |  | INCOME VALUE              |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |              |                      |  |  |  |  |  |                    |     |           |             |                |                |     |     |      |      |                        |        |  |      |      |     |     |   |  |  | PREVIOUS YEAR MKT VALUE   |  |  |  |  |  |  |  |  |  | 360,750   |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |              |                      |  |  |  |  |  |                    |     |           |             |                |                |     |     |      |      |                        |        |  |      |      |     |     |   |  |  |                           |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |              |                      |  |  |  |  |  |                    |     |           |             |                |                |     |     |      |      |                        |        |  |      |      |     |     |   |  |  |                           |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |              |                      |  |  |  |  |  |                    |     |           |             |                |                |     |     |      |      |                        |        |  |      |      |     |     |   |  |  |                           |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |
| Quality                  | 03               | Quality Level 03 |              |                      |  |  |  |  |  |                    |     |           |             |                |                |     |     |      |      |                        |        |  |      |      |     |     |   |  |  |                           |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |
| DOR CODE                 | 0400             | CONDOMINIUM      |              |                      |  |  |  |  |  |                    |     |           |             |                |                |     |     |      |      |                        |        |  |      |      |     |     |   |  |  |                           |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |
| MAP NUM                  |                  |                  |              |                      |  |  |  |  |  | MKT AREA           |     |           |             |                |                |     |     | 10   |      |                        |        |  |      |      |     |     |   |  |  |                           |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC         | 10012.00         |                  |              |                      |  |  |  |  |  |                    |     |           |             |                |                |     |     |      |      |                        |        |  |      |      |     |     |   |  |  |                           |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE      | TOT ADJ AREA | SUBAREA MARKET VALUE |  |  |  |  |  |                    |     |           |             |                |                |     |     |      |      |                        |        |  |      |      |     |     |   |  |  |                           |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |              |                      |  |  |  |  |  |                    |     |           |             |                |                |     |     |      |      |                        |        |  |      |      |     |     |   |  |  |                           |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |              |                      |  |  |  |  |  |                    |     |           |             |                |                |     |     |      |      |                        |        |  |      |      |     |     |   |  |  |                           |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |              |                      |  |  |  |  |  |                    |     |           |             |                |                |     |     |      |      |                        |        |  |      |      |     |     |   |  |  |                           |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |              |                      |  |  |  |  |  |                    |     |           |             |                |                |     |     |      |      |                        |        |  |      |      |     |     |   |  |  |                           |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |              |                      |  |  |  |  |  |                    |     |           |             |                |                |     |     |      |      |                        |        |  |      |      |     |     |   |  |  |                           |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |              |                      |  |  |  |  |  |                    |     |           |             |                |                |     |     |      |      |                        |        |  |      |      |     |     |   |  |  |                           |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |              |                      |  |  |  |  |  |                    |     |           |             |                |                |     |     |      |      |                        |        |  |      |      |     |     |   |  |  |                           |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |              |                      |  |  |  |  |  |                    |     |           |             |                |                |     |     |      |      |                        |        |  |      |      |     |     |   |  |  |                           |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |              |                      |  |  |  |  |  |                    |     |           |             |                |                |     |     |      |      |                        |        |  |      |      |     |     |   |  |  |                           |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |              |                      |  |  |  |  |  |                    |     |           |             |                |                |     |     |      |      |                        |        |  |      |      |     |     |   |  |  |                           |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |              |                      |  |  |  |  |  |                    |     |           |             |                |                |     |     |      |      |                        |        |  |      |      |     |     |   |  |  |                           |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |              |                      |  |  |  |  |  |                    |     |           |             |                |                |     |     |      |      |                        |        |  |      |      |     |     |   |  |  |                           |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |              |                      |  |  |  |  |  |                    |     |           |             |                |                |     |     |      |      |                        |        |  |      |      |     |     |   |  |  |                           |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |              |                      |  |  |  |  |  |                    |     |           |             |                |                |     |     |      |      |                        |        |  |      |      |     |     |   |  |  |                           |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |              |                      |  |  |  |  |  |                    |     |           |             |                |                |     |     |      |      |                        |        |  |      |      |     |     |   |  |  |                           |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |              |                      |  |  |  |  |  |                    |     |           |             |                |                |     |     |      |      |                        |        |  |      |      |     |     |   |  |  |                           |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |              |                      |  |  |  |  |  |                    |     |           |             |                |                |     |     |      |      |                        |        |  |      |      |     |     |   |  |  |                           |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |              |                      |  |  |  |  |  |                    |     |           |             |                |                |     |     |      |      |                        |        |  |      |      |     |     |   |  |  |                           |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |              |                      |  |  |  |  |  |                    |     |           |             |                |                |     |     |      |      |                        |        |  |      |      |     |     |   |  |  |                           |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |              |                      |  |  |  |  |  |                    |     |           |             |                |                |     |     |      |      |                        |        |  |      |      |     |     |   |  |  |                           |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |              |                      |  |  |  |  |  |                    |     |           |             |                |                |     |     |      |      |                        |        |  |      |      |     |     |   |  |  |                           |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |              |                      |  |  |  |  |  |                    |     |           |             |                |                |     |     |      |      |                        |        |  |      |      |     |     |   |  |  |                           |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |              |                      |  |  |  |  |  |                    |     |           |             |                |                |     |     |      |      |                        |        |  |      |      |     |     |   |  |  |                           |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |              |                      |  |  |  |  |  |                    |     |           |             |                |                |     |     |      |      |                        |        |  |      |      |     |     |   |  |  |                           |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |              |                      |  |  |  |  |  |                    |     |           |             |                |                |     |     |      |      |                        |        |  |      |      |     |     |   |  |  |                           |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |              |                      |  |  |  |  |  |                    |     |           |             |                |                |     |     |      |      |                        |        |  |      |      |     |     |   |  |  |                           |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |              |                      |  |  |  |  |  |                    |     |           |             |                |                |     |     |      |      |                        |        |  |      |      |     |     |   |  |  |                           |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |              |                      |  |  |  |  |  |                    |     |           |             |                |                |     |     |      |      |                        |        |  |      |      |     |     |   |  |  |                           |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |              |                      |  |  |  |  |  |                    |     |           |             |                |                |     |     |      |      |                        |        |  |      |      |     |     |   |  |  |                           |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |              |                      |  |  |  |  |  |                    |     |           |             |                |                |     |     |      |      |                        |        |  |      |      |     |     |   |  |  |                           |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |              |                      |  |  |  |  |  |                    |     |           |             |                |                |     |     |      |      |                        |        |  |      |      |     |     |   |  |  |                           |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |              |                      |  |  |  |  |  |                    |     |           |             |                |                |     |     |      |      |                        |        |  |      |      |     |     |   |  |  |                           |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |              |                      |  |  |  |  |  |                    |     |           |             |                |                |     |     |      |      |                        |        |  |      |      |     |     |   |  |  |                           |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |              |                      |  |  |  |  |  |                    |     |           |             |                |                |     |     |      |      |                        |        |  |      |      |     |     |   |  |  |                           |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |              |                      |  |  |  |  |  |                    |     |           |             |                |                |     |     |      |      |                        |        |  |      |      |     |     |   |  |  |                           |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |              |                      |  |  |  |  |  |                    |     |           |             |                |                |     |     |      |      |                        |        |  |      |      |     |     |   |  |  |                           |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |              |                      |  |  |  |  |  |                    |     |           |             |                |                |     |     |      |      |                        |        |  |      |      |     |     |   |  |  |                           |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |              |                      |  |  |  |  |  |                    |     |           |             |                |                |     |     |      |      |                        |        |  |      |      |     |     |   |  |  |                           |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |              |                      |  |  |  |  |  |                    |     |           |             |                |                |     |     |      |      |                        |        |  |      |      |     |     |   |  |  |                           |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |              |                      |  |  |  |  |  |                    |     |           |             |                |                |     |     |      |      |                        |        |  |      |      |     |     |   |  |  |                           |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |              |                      |  |  |  |  |  |                    |     |           |             |                |                |     |     |      |      |                        |        |  |      |      |     |     |   |  |  |                           |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |              |                      |  |  |  |  |  |                    |     |           |             |                |                |     |     |      |      |                        |        |  |      |      |     |     |   |  |  |                           |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |              |                      |  |  |  |  |  |                    |     |           |             |                |                |     |     |      |      |                        |        |  |      |      |     |     |   |  |  |                           |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |              |                      |  |  |  |  |  |                    |     |           |             |                |                |     |     |      |      |                        |        |  |      |      |     |     |   |  |  |                           |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |              |                      |  |  |  |  |  |                    |     |           |             |                |                |     |     |      |      |                        |        |  |      |      |     |     |   |  |  |                           |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |              |                      |  |  |  |  |  |                    |     |           |             |                |                |     |     |      |      |                        |        |  |      |      |     |     |   |  |  |                           |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |              |                      |  |  |  |  |  |                    |     |           |             |                |                |     |     |      |      |                        |        |  |      |      |     |     |   |  |  |                           |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |              |                      |  |  |  |  |  |                    |     |           |             |                |                |     |     |      |      |                        |        |  |      |      |     |     |   |  |  |                           |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |              |                      |  |  |  |  |  |                    |     |           |             |                |                |     |     |      |      |                        |        |  |      |      |     |     |   |  |  |                           |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |              |                      |  |  |  |  |  |                    |     |           |             |                |                |     |     |      |      |                        |        |  |      |      |     |     |   |  |  |                           |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |              |                      |  |  |  |  |  |                    |     |           |             |                |                |     |     |      |      |                        |        |  |      |      |     |     |   |  |  |                           |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |              |                      |  |  |  |  |  |                    |     |           |             |                |                |     |     |      |      |                        |        |  |      |      |     |     |   |  |  |                           |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |