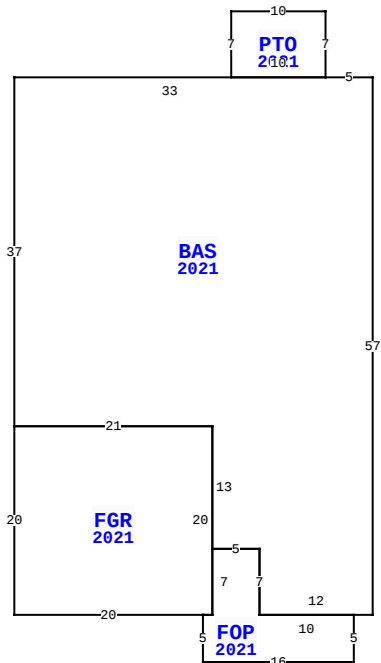




| BUILDING CHARACTERISTICS                                                                                                                   |                  |                |                                 |                      |           |             |                |                |             | MARKET ADJUSTMENTS |             |            |        |                 |                       |                |            |                             |      | NASSAU COUNTY PROPERTY |      |     |    |        |  |  |  |  |  |
|--------------------------------------------------------------------------------------------------------------------------------------------|------------------|----------------|---------------------------------|----------------------|-----------|-------------|----------------|----------------|-------------|--------------------|-------------|------------|--------|-----------------|-----------------------|----------------|------------|-----------------------------|------|------------------------|------|-----|----|--------|--|--|--|--|--|
| 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                                                                                                                              | 31               | HARDIE BRD 100 | 0100                            | 01                   | 1,980     | 115.7380    | 104.45         | 206,811        | 2021        | 2021               | 0           | 0          | 0.00   | 100.00          | VALUATION BY          | STANDARD       |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Roof Structure                                                                                                                             | 03               | GABLE/HIP 100  | 1 SINGLE FAM - 0% - 0           |                      |           |             |                |                |             |                    |             |            |        |                 | Tax Group: 4          |                | Tax Dist:  |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Roof Cover                                                                                                                                 | 03               | COMP SHNGL 100 |                                 |                      |           |             |                |                |             |                    |             |            |        |                 | BUILDING MARKET VALUE |                | 206,811    |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Interior Wall                                                                                                                              | 05               | DRYWALL 100    | TOTAL MARKET OB/XF VALUE        |                      | 3,422     |             |                |                |             |                    |             |            |        |                 |                       |                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Interior Floor                                                                                                                             | 11               | CLAY TILE 70   | TOTAL LAND VALUE - MARKET       |                      | 45,000    |             |                |                |             |                    |             |            |        |                 |                       |                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Interior Floor                                                                                                                             | 14               | CARPET 30      | TOTAL MARKET VALUE              |                      | 255,233   |             |                |                |             |                    |             |            |        |                 |                       |                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Air Condition                                                                                                                              | 03               | CENTRAL 100    | SOH/AGL Deduction               |                      | 14,769    |             |                |                |             |                    |             |            |        |                 |                       |                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Heating Type                                                                                                                               | 04               | AIR DUCTED 100 | ASSESSED VALUE                  |                      | 240,464   |             |                |                |             |                    |             |            |        |                 |                       |                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Bedrooms                                                                                                                                   | 3                | 100            | TOTAL EXEMPTION VALUE           |                      | 0         |             |                |                |             |                    |             |            |        |                 |                       |                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Bathrooms                                                                                                                                  | 2                | 100            | BASE TAXABLE VALUE              |                      | 240,464   |             |                |                |             |                    |             |            |        |                 |                       |                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Frame                                                                                                                                      | 02               | WOOD FRAME 100 | TOTAL JUST VALUE                |                      | 255,233   |             |                |                |             |                    |             |            |        |                 |                       |                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Stories                                                                                                                                    | 1.               | 1. 100         | NCON VALUE                      |                      | 0         |             |                |                |             |                    |             |            |        |                 |                       |                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Units                                                                                                                                      | 0                | 100            | INCOME VALUE                    |                      |           |             |                |                |             |                    |             |            |        |                 |                       |                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Occupancy                                                                                                                                  | 00               | NONE 100       | PREVIOUS YEAR MKT VALUE         |                      | 218,604   |             |                |                |             |                    |             |            |        |                 |                       |                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Quality                                                                                                                                    |                  |                | 03                              | Quality Level 03     |           |             |                |                |             |                    |             |            |        |                 |                       |                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| DOR CODE                                                                                                                                   |                  |                | 0100                            | SINGLE FAMILY        |           |             |                |                |             |                    |             |            |        |                 |                       |                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| MAP NUM                                                                                                                                    |                  |                |                                 | MKT AREA             |           |             | 04             |                |             |                    |             |            |        |                 |                       |                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| NEIGHBORHOOD/LOC                                                                                                                           |                  |                | 4093.00                         |                      |           |             |                |                |             |                    |             |            |        |                 |                       |                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| AREA TYPE                                                                                                                                  | TOTAL GROSS AREA | PCT OF BASE    | TOT ADJ AREA                    | SUBAREA MARKET VALUE |           |             |                |                |             |                    |             |            |        |                 |                       |                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| BAS                                                                                                                                        | 1,711            | 100            | 1,711                           | 178,714              |           |             |                |                |             |                    |             |            |        |                 |                       |                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| FGR                                                                                                                                        | 420              | 55             | 231                             | 24,128               |           |             |                |                |             |                    |             |            |        |                 |                       |                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| FOP                                                                                                                                        | 115              | 30             | 34                              | 3,551                |           |             |                |                |             |                    |             |            |        |                 |                       |                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| PTO                                                                                                                                        | 70               | 5              | 4                               | 418                  |           |             |                |                |             |                    |             |            |        |                 |                       |                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| TOTALS                                                                                                                                     |                  |                | 2,316                           | 1,980                | 206,811   |             |                |                |             |                    |             |            |        |                 |                       |                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                             |                  |                | 75032 NASSAU STATION WAY, YULEE |                      |           |             |                |                |             |                    |             |            |        |                 |                       |                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| 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                                                                                                                                          | 0811             | CONCRETE B     | 0 0                             | 0 0                  | 658.00    | SF          | 5.20           | 5.20           | 100         | 2021               | 2021        | 3          | 100    | 3,422           |                       |                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
|                                                                                                                                            |                  |                |                                 |                      |           |             |                |                |             | BLD DATE           |             | 03/29/2022 |        | NW              |                       | LGL DATE       |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
|                                                                                                                                            |                  |                |                                 |                      |           |             |                |                |             | XF DATE            |             |            |        |                 |                       | LAND DATE      |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
|                                                                                                                                            |                  |                |                                 |                      |           |             |                |                |             | INC DATE           |             |            |        |                 |                       | AG DATE        |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| LAND DESCRIPTION                                                                                                                           |                  |                | TOTAL OB/XF 3,422               |                      |           |             |                |                |             |                    |             |            |        |                 |                       |                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| 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                                                                                                                                          | 000134           | C              | SFR POND                        | 0                    |           | PUD         | 0.00           | 0.00           | 1.00        | LT                 |             | 1.00       | 1.00   | 1.00            | 45,000.00             | 45,000.00      | 45,000     |                             |      |                        |      |     |    |        |  |  |  |  |  |
| REVIEW DATE 11/22/2021 BY NW Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS |                  |                |                                 |                      |           |             |                |                |             |                    |             |            |        |                 |                       |                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |



| SALES DATA                                                 |           |           |     |     |        |            |
|------------------------------------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number                                          | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 2493/0340                                                  | 8/30/2021 | SW        | Q   | I   | 01     | 280,700    |
| GRANTOR: D R HORTON INC-JACKSO                             |           |           |     |     |        |            |
| GRANTEE: GAYVORONSKY JULIA &                               |           |           |     |     |        |            |
| 2428/1461                                                  | 1/26/2021 | WD        | Q   | V   | 05     | 600,000    |
| GRANTOR: PATRIOT RIDGE LLP                                 |           |           |     |     |        |            |
| GRANTEE: D R HORTON INC-JACK                               |           |           |     |     |        |            |
| BUILDING NOTES                                             |           |           |     |     |        |            |
| BUILDING DIMENSIONS                                        |           |           |     |     |        |            |
| BAS=[YR=2021] W5 PTO=[YR=2021] N7 W10 S7 E10\$ W33 S37     |           |           |     |     |        |            |
| FGR=[YR=2021] S20 E20 FOP=[YR=2021] S5 E16 N5 W10 N7 W5 S7 |           |           |     |     |        |            |
| W1\$ E1 N20 W21\$ E21 S13 E5 S7 E12 N57\$.                 |           |           |     |     |        |            |