

[illegible]

| 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 |                           |            |           |  |  |    |  |           |  |  |  |            |  |    |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                    |     |    |                      |        |    |        |                    |           |           |             |                |                |                 |       |      |      |                        |      |        |                   | VALUATION BY              |            | STANDARD  |  |  |    |  |           |  |  |  |            |  |    |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                    |     |    |                      |        |    |        |                    |           |           |             |                |                |                 |       |      |      |                        |      |        |                   | Tax Group: 6              |            | Tax Dist: |  |  |    |  |           |  |  |  |            |  |    |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                    |     |    |                      |        |    |        |                    |           |           |             |                |                |                 |       |      |      |                        |      |        |                   | BUILDING MARKET VALUE     |            | 149,318   |  |  |    |  |           |  |  |  |            |  |    |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                    |     |    |                      |        |    |        |                    |           |           |             |                |                |                 |       |      |      |                        |      |        |                   | TOTAL MARKET OB/XF VALUE  |            | 32,659    |  |  |    |  |           |  |  |  |            |  |    |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                    |     |    |                      |        |    |        |                    |           |           |             |                |                |                 |       |      |      |                        |      |        |                   | TOTAL LAND VALUE - MARKET |            | 163,786   |  |  |    |  |           |  |  |  |            |  |    |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                    |     |    |                      |        |    |        |                    |           |           |             |                |                |                 |       |      |      |                        |      |        |                   | TOTAL MARKET VALUE        |            | 345,763   |  |  |    |  |           |  |  |  |            |  |    |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                    |     |    |                      |        |    |        |                    |           |           |             |                |                |                 |       |      |      |                        |      |        |                   | SOH/AGL Deduction         |            | 24,664    |  |  |    |  |           |  |  |  |            |  |    |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                    |     |    |                      |        |    |        |                    |           |           |             |                |                |                 |       |      |      |                        |      |        |                   | ASSESSED VALUE            |            | 321,099   |  |  |    |  |           |  |  |  |            |  |    |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                    |     |    |                      |        |    |        |                    |           |           |             |                |                |                 |       |      |      |                        |      |        |                   | TOTAL EXEMPTION VALUE     |            | 0         |  |  |    |  |           |  |  |  |            |  |    |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                    |     |    |                      |        |    |        |                    |           |           |             |                |                |                 |       |      |      |                        |      |        |                   | BASE TAXABLE VALUE        |            | 321,099   |  |  |    |  |           |  |  |  |            |  |    |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                    |     |    |                      |        |    |        |                    |           |           |             |                |                |                 |       |      |      |                        |      |        |                   | TOTAL JUST VALUE          |            | 345,763   |  |  |    |  |           |  |  |  |            |  |    |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                    |     |    |                      |        |    |        |                    |           |           |             |                |                |                 |       |      |      |                        |      |        |                   | NCON VALUE                |            | 0         |  |  |    |  |           |  |  |  |            |  |    |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                    |     |    |                      |        |    |        |                    |           |           |             |                |                |                 |       |      |      |                        |      |        |                   | INCOME VALUE              |            | 1,439,450 |  |  |    |  |           |  |  |  |            |  |    |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                    |     |    |                      |        |    |        |                    |           |           |             |                |                |                 |       |      |      |                        |      |        |                   | PREVIOUS YEAR MKT VALUE   |            | 291,908   |  |  |    |  |           |  |  |  |            |  |    |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                    |     |    |                      |        |    |        |                    |           |           |             |                |                |                 |       |      |      |                        |      |        |                   |                           |            |           |  |  |    |  |           |  |  |  |            |  |    |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                    |     |    |                      |        |    |        |                    |           |           |             |                |                |                 |       |      |      |                        |      |        |                   |                           |            |           |  |  |    |  |           |  |  |  |            |  |    |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                    |     |    |                      |        |    |        |                    |           |           |             |                |                |                 |       |      |      |                        |      |        |                   |                           |            |           |  |  |    |  |           |  |  |  |            |  |    |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                    |     |    |                      |        |    |        |                    |           |           |             |                |                |                 |       |      |      |                        |      |        |                   |                           |            |           |  |  |    |  |           |  |  |  |            |  |    |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                    |     |    |                      |        |    |        |                    |           |           |             |                |                |                 |       |      |      |                        |      |        |                   |                           |            |           |  |  |    |  |           |  |  |  |            |  |    |  |  |  |  |  |  |  |  |  |  |  |
| DOR CODE                 |                  | 1410        | CONVENIENCE STORES |     |    |                      |        |    |        |                    |           |           |             |                |                |                 |       |      |      |                        |      |        |                   |                           |            |           |  |  |    |  |           |  |  |  |            |  |    |  |  |  |  |  |  |  |  |  |  |  |
| MAP NUM                  |                  |             | MKT AREA           |     |    |                      |        |    |        | 09                 |           |           |             |                |                |                 |       |      |      |                        |      |        |                   |                           |            |           |  |  |    |  |           |  |  |  |            |  |    |  |  |  |  |  |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC         |                  | 9002.00     |                    |     |    |                      |        |    |        |                    |           |           |             |                |                |                 |       |      |      |                        |      |        |                   |                           |            |           |  |  |    |  |           |  |  |  |            |  |    |  |  |  |  |  |  |  |  |  |  |  |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA       |     |    | SUBAREA MARKET VALUE |        |    |        |                    |           |           |             |                |                |                 |       |      |      |                        |      |        |                   |                           |            |           |  |  |    |  |           |  |  |  |            |  |    |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                    |     |    |                      |        |    |        |                    |           |           |             |                |                |                 |       |      |      |                        |      |        |                   |                           |            |           |  |  |    |  |           |  |  |  |            |  |    |  |  |  |  |  |  |  |  |  |  |  |
| TOTALS                   |                  |             |                    |     |    |                      |        |    |        |                    |           |           |             |                |                |                 |       |      |      |                        |      |        |                   |                           |            |           |  |  |    |  |           |  |  |  |            |  |    |  |  |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES           |                  |             |                    |     |    |                      |        |    |        |                    |           |           |             |                |                |                 |       |      |      |                        |      |        | BLD DATE          |                           | 07/24/2015 |           |  |  | KK |  | LGL DATE  |  |  |  | 07/25/2023 |  | DC |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                    |     |    |                      |        |    |        |                    |           |           |             |                |                |                 |       |      |      |                        |      |        | XF DATE           |                           |            |           |  |  |    |  | LAND DATE |  |  |  |            |  |    |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                    |     |    |                      |        |    |        |                    |           |           |             |                |                |                 |       |      |      |                        |      |        | INC DATE          |                           |            |           |  |  |    |  | AG 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 |      |      |                        |      |        |                   |                           |            |           |  |  |    |  |           |  |  |  |            |  |    |  |  |  |  |  |  |  |  |  |  |  |
| 17                       | 4310             | CANOPIES F  | 0                  | 0   | 20 | 20                   | 400.00 | UT | 22.75  | 22.75              | 100       | 1993      | 1993        | 3              | 20             | 1,820           |       |      |      |                        |      |        |                   |                           |            |           |  |  |    |  |           |  |  |  |            |  |    |  |  |  |  |  |  |  |  |  |  |  |
| 18                       | 4950             | BOLLARD     | 0                  | 0   | 0  | 0                    | 4.00   | UT | 100.00 | 100.00             | 100       | 2020      | 2020        | 3              | 100            | 400             |       |      |      |                        |      |        |                   |                           |            |           |  |  |    |  |           |  |  |  |            |  |    |  |  |  |  |  |  |  |  |  |  |  |
| 19                       | 0524             | PUMP ISLND  | 0                  | 0   | 2  | 6                    | 12.00  | SF | 4.50   | 4.50               | 100       | 2020      | 2020        | 3              | 100            | 54              |       |      |      |                        |      |        |                   |                           |            |           |  |  |    |  |           |  |  |  |            |  |    |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                    |     |    |                      |        |    |        |                    |           |           |             |                |                |                 |       |      |      |                        |      |        |                   |                           |            |           |  |  |    |  |           |  |  |  |            |  |    |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                    |     |    |                      |        |    |        |                    |           |           |             |                |                |                 |       |      |      |                        |      |        |                   |                           |            |           |  |  |    |  |           |  |  |  |            |  |    |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                    |     |    |                      |        |    |        |                    |           |           |             |                |                |                 |       |      |      |                        |      |        |                   |                           |            |           |  |  |    |  |           |  |  |  |            |  |    |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                    |     |    |                      |        |    |        |                    |           |           |             |                |                |                 |       |      |      |                        |      |        |                   |                           |            |           |  |  |    |  |           |  |  |  |            |  |    |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                    |     |    |                      |        |    |        |                    |           |           |             |                |                |                 |       |      |      |                        |      |        |                   |                           |            |           |  |  |    |  |           |  |  |  |            |  |    |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                    |     |    |                      |        |    |        |                    |           |           |             |                |                |                 |       |      |      |                        |      |        |                   |                           |            |           |  |  |    |  |           |  |  |  |            |  |    |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                    |     |    |                      |        |    |        |                    |           |           |             |                |                |                 |       |      |      |                        |      |        |                   |                           |            |           |  |  |    |  |           |  |  |  |            |  |    |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                    |     |    |                      |        |    |        |                    |           |           |             |                |                |                 |       |      |      |                        |      |        |                   |                           |            |           |  |  |    |  |           |  |  |  |            |  |    |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                    |     |    |                      |        |    |        |                    |           |           |             |                |                |                 |       |      |      |                        |      |        |                   |                           |            |           |  |  |    |  |           |  |  |  |            |  |    |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                    |     |    |                      |        |    |        |                    |           |           |             |                |                |                 |       |      |      |                        |      |        |                   |                           |            |           |  |  |    |  |           |  |  |  |            |  |    |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                    |     |    |                      |        |    |        |                    |           |           |             |                |                |                 |       |      |      |                        |      |        |                   |                           |            |           |  |  |    |  |           |  |  |  |            |  |    |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                    |     |    |                      |        |    |        |                    |           |           |             |                |                |                 |       |      |      |                        |      |        |                   |                           |            |           |  |  |    |  |           |  |  |  |            |  |    |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                    |     |    |                      |        |    |        |                    |           |           |             |                |                |                 |       |      |      |                        |      |        |                   |                           |            |           |  |  |    |  |           |  |  |  |            |  |    |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                    |     |    |                      |        |    |        |                    |           |           |             |                |                |                 |       |      |      |                        |      |        |                   |                           |            |           |  |  |    |  |           |  |  |  |            |  |    |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                    |     |    |                      |        |    |        |                    |           |           |             |                |                |                 |       |      |      |                        |      |        |                   |                           |            |           |  |  |    |  |           |  |  |  |            |  |    |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                    |     |    |                      |        |    |        |                    |           |           |             |                |                |                 |       |      |      |                        |      |        |                   |                           |            |           |  |  |    |  |           |  |  |  |            |  |    |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                    |     |    |                      |        |    |        |                    |           |           |             |                |                |                 |       |      |      |                        |      |        |                   |                           |            |           |  |  |    |  |           |  |  |  |            |  |    |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                    |     |    |                      |        |    |        |                    |           |           |             |                |                |                 |       |      |      |                        |      |        |                   |                           |            |           |  |  |    |  |           |  |  |  |            |  |    |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                    |     |    |                      |        |    |        |                    |           |           |             |                |                |                 |       |      |      |                        |      |        |                   |                           |            |           |  |  |    |  |           |  |  |  |            |  |    |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                    |     |    |                      |        |    |        |                    |           |           |             |                |                |                 |       |      |      |                        |      |        |                   |                           |            |           |  |  |    |  |           |  |  |  |            |  |    |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                    |     |    |                      |        |    |        |                    |           |           |             |                |                |                 |       |      |      |                        |      |        |                   |                           |            |           |  |  |    |  |           |  |  |  |            |  |    |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                    |     |    |                      |        |    |        |                    |           |           |             |                |                |                 |       |      |      |                        |      |        |                   |                           |            |           |  |  |    |  |           |  |  |  |            |  |    |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                    |     |    |                      |        |    |        |                    |           |           |             |                |                |                 |       |      |      |                        |      |        |                   |                           |            |           |  |  |    |  |           |  |  |  |            |  |    |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                    |     |    |                      |        |    |        |                    |           |           |             |                |                |                 |       |      |      |                        |      |        |                   |                           |            |           |  |  |    |  |           |  |  |  |            |  |    |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                    |     |    |                      |        |    |        |                    |           |           |             |                |                |                 |       |      |      |                        |      |        |                   |                           |            |           |  |  |    |  |           |  |  |  |            |  |    |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                    |     |    |                      |        |    |        |                    |           |           |             |                |                |                 |       |      |      |                        |      |        |                   |                           |            |           |  |  |    |  |           |  |  |  |            |  |    |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                    |     |    |                      |        |    |        |                    |           |           |             |                |                |                 |       |      |      |                        |      |        |                   |                           |            |           |  |  |    |  |           |  |  |  |            |  |    |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                    |     |    |                      |        |    |        |                    |           |           |             |                |                |                 |       |      |      |                        |      |        |                   |                           |            |           |  |  |    |  |           |  |  |  |            |  |    |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                    |     |    |                      |        |    |        |                    |           |           |             |                |                |                 |       |      |      |                        |      |        |                   |                           |            |           |  |  |    |  |           |  |  |  |            |  |    |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                    |     |    |                      |        |    |        |                    |           |           |             |                |                |                 |       |      |      |                        |      |        |                   |                           |            |           |  |  |    |  |           |  |  |  |            |  |    |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                    |     |    |                      |        |    |        |                    |           |           |             |                |                |                 |       |      |      |                        |      |        |                   |                           |            |           |  |  |    |  |           |  |  |  |            |  |    |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                    |     |    |                      |        |    |        |                    |           |           |             |                |                |                 |       |      |      |                        |      |        |                   |                           |            |           |  |  |    |  |           |  |  |  |            |  |    |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                    |     |    |                      |        |    |        |                    |           |           |             |                |                |                 |       |      |      |                        |      |        |                   |                           |            |           |  |  |    |  |           |  |  |  |            |  |    |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                    |     |    |                      |        |    |        |                    |           |           |             |                |                |                 |       |      |      |                        |      |        |                   |                           |            |           |  |  |    |  |           |  |  |  |            |  |    |  |  |  |  |  |  |  |  |  |  |  |