

**ST MARYS RIVER RANCH INC**  
3948 3RD ST S STE #432  
JACKSONVILLE BEACH, FL 32250

**21-4N-23-0000-0001-0010**

| BUILDING CHARACTERISTICS |  |    |              |  | MARKET ADJUSTMENTS |     |           |             |                |                |     |     |      |      |  |      |        | NASSAU COUNTY PROPERTY    |  |  |  |  |  |  |  |  |  |  |  |  | PAGE 1 of 1 |  |  |  |
|--------------------------|--|----|--------------|--|--------------------|-----|-----------|-------------|----------------|----------------|-----|-----|------|------|--|------|--------|---------------------------|--|--|--|--|--|--|--|--|--|--|--|--|-------------|--|--|--|
| 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: 4              |  |  |  |  |  |  |  |  |  |  |  |  | Tax Dist:   |  |  |  |
|                          |  |    |              |  |                    |     |           |             |                |                |     |     |      |      |  |      |        | BUILDING MARKET VALUE     |  |  |  |  |  |  |  |  |  |  |  |  | 0           |  |  |  |
|                          |  |    |              |  |                    |     |           |             |                |                |     |     |      |      |  |      |        | TOTAL MARKET OB/XF VALUE  |  |  |  |  |  |  |  |  |  |  |  |  | 0           |  |  |  |
|                          |  |    |              |  |                    |     |           |             |                |                |     |     |      |      |  |      |        | TOTAL LAND VALUE - MARKET |  |  |  |  |  |  |  |  |  |  |  |  | 0           |  |  |  |
|                          |  |    |              |  |                    |     |           |             |                |                |     |     |      |      |  |      |        | TOTAL MARKET VALUE        |  |  |  |  |  |  |  |  |  |  |  |  | 0           |  |  |  |
|                          |  |    |              |  |                    |     |           |             |                |                |     |     |      |      |  |      |        | SOH/AGL Deduction         |  |  |  |  |  |  |  |  |  |  |  |  | 0           |  |  |  |
|                          |  |    |              |  |                    |     |           |             |                |                |     |     |      |      |  |      |        | ASSESSED VALUE            |  |  |  |  |  |  |  |  |  |  |  |  | 0           |  |  |  |
|                          |  |    |              |  |                    |     |           |             |                |                |     |     |      |      |  |      |        | TOTAL EXEMPTION VALUE     |  |  |  |  |  |  |  |  |  |  |  |  | 0           |  |  |  |
|                          |  |    |              |  |                    |     |           |             |                |                |     |     |      |      |  |      |        | BASE TAXABLE VALUE        |  |  |  |  |  |  |  |  |  |  |  |  | 0           |  |  |  |
|                          |  |    |              |  |                    |     |           |             |                |                |     |     |      |      |  |      |        | TOTAL JUST VALUE          |  |  |  |  |  |  |  |  |  |  |  |  | 0           |  |  |  |
|                          |  |    |              |  |                    |     |           |             |                |                |     |     |      |      |  |      |        | NCON VALUE                |  |  |  |  |  |  |  |  |  |  |  |  | 0           |  |  |  |
|                          |  |    |              |  |                    |     |           |             |                |                |     |     |      |      |  |      |        | INCOME VALUE              |  |  |  |  |  |  |  |  |  |  |  |  |             |  |  |  |
|                          |  |    |              |  |                    |     |           |             |                |                |     |     |      |      |  |      |        | PREVIOUS YEAR MKT VALUE   |  |  |  |  |  |  |  |  |  |  |  |  | 0           |  |  |  |
|                          |  |    |              |  |                    |     |           |             |                |                |     |     |      |      |  |      |        |                           |  |  |  |  |  |  |  |  |  |  |  |  |             |  |  |  |
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