

**NASSAU 115 LLC**  
2806 US HWY 90 WEST STE 101  
LAKE CITY, FL 32055

**22-3N-23-2020-0001-00M0**

| 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: 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         |      |     |    |        |  |  |  |  |  |  |
|                          |                  |                 |                      |      |                   |                      |                     |          |           |                    |                 |                |                |           |                           |         |             |                |            |                             |                           |       |           |      |     |    |        |  |  |  |  |  |  |
|                          |                  |                 |                      |      |                   |                      |                     |          |           |                    |                 |                |                |           |                           |         |             |                |            |                             |                           |       |           |      |     |    |        |  |  |  |  |  |  |
|                          |                  |                 |                      |      |                   |                      |                     |          |           |                    |                 |                |                |           |                           |         |             |                |            |                             |                           |       |           |      |     |    |        |  |  |  |  |  |  |
|                          |                  |                 |                      |      |                   |                      |                     |          |           |                    |                 |                |                |           |                           |         |             |                |            |                             |                           |       |           |      |     |    |        |  |  |  |  |  |  |
| DOR CODE                 |                  | N . NOTE RECORD |                      |      |                   |                      |                     |          |           |                    |                 |                |                |           |                           |         |             |                |            |                             |                           |       |           |      |     |    |        |  |  |  |  |  |  |
| MAP NUM                  |                  |                 |                      |      |                   |                      | MKT AREA            |          |           |                    |                 | 01             |                |           |                           |         |             |                |            |                             |                           |       |           |      |     |    |        |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC         |                  | 9001 . 00       |                      |      |                   |                      |                     |          |           |                    |                 |                |                |           |                           |         |             |                |            |                             |                           |       |           |      |     |    |        |  |  |  |  |  |  |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE     | TOT ADJ AREA         |      |                   | SUBAREA MARKET VALUE |                     |          |           |                    |                 |                |                |           |                           |         |             |                |            |                             |                           |       |           |      |     |    |        |  |  |  |  |  |  |
|                          |                  |                 |                      |      |                   |                      |                     |          |           |                    |                 |                |                |           |                           |         |             |                |            |                             |                           |       |           |      |     |    |        |  |  |  |  |  |  |
| TOTALS                   |                  |                 |                      |      |                   |                      |                     |          |           |                    |                 | BLD DATE       |                |           |                           |         |             |                | LGL DATE   |                             |                           |       |           |      |     |    |        |  |  |  |  |  |  |
|                          |                  |                 |                      |      |                   |                      |                     |          |           |                    |                 | 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 |           |      |     |    |        |  |  |  |  |  |  |
|                          |                  |                 |                      |      |                   |                      |                     |          |           |                    |                 |                |                |           |                           |         |             |                |            |                             |                           |       |           |      |     |    |        |  |  |  |  |  |  |
|                          |                  |                 |                      |      |                   |                      |                     |          |           |                    |                 |                |                |           |                           |         |             |                |            |                             |                           |       |           |      |     |    |        |  |  |  |  |  |  |
|                          |                  |                 |                      |      |                   |                      |                     |          |           |                    |                 |                |                |           |                           |         |             |                |            |                             |                           |       |           |      |     |    |        |  |  |  |  |  |  |
|                          |                  |                 |                      |      |                   |                      |                     |          |           |                    |                 |                |                |           |                           |         |             |                |            |                             |                           |       |           |      |     |    |        |  |  |  |  |  |  |
|                          |                  |                 |                      |      |                   |                      |                     |          |           |                    |                 |                |                |           |                           |         |             |                |            |                             |                           |       |           |      |     |    |        |  |  |  |  |  |  |
|                          |                  |                 |                      |      |                   |                      |                     |          |           |                    |                 |                |                |           |                           |         |             |                |            |                             |                           |       |           |      |     |    |        |  |  |  |  |  |  |
|                          |                  |                 |                      |      |                   |                      |                     |          |           |                    |                 |                |                |           |                           |         |             |                |            |                             |                           |       |           |      |     |    |        |  |  |  |  |  |  |
|                          |                  |                 |                      |      |                   |                      |                     |          |           |                    |                 |                |                |           |                           |         |             |                |            |                             |                           |       |           |      |     |    |        |  |  |  |  |  |  |
|                          |                  |                 |                      |      |                   |                      |                     |          |           |                    |                 |                |                |           |                           |         |             |                |            |                             |                           |       |           |      |     |    |        |  |  |  |  |  |  |
|                          |                  |                 |                      |      |                   |                      |                     |          |           |                    |                 |                |                |           |                           |         |             |                |            |                             |                           |       |           |      |     |    |        |  |  |  |  |  |  |
|                          |                  |                 |                      |      |                   |                      |                     |          |           |                    |                 |                |                |           |                           |         |             |                |            |                             |                           |       |           |      |     |    |        |  |  |  |  |  |  |
|                          |                  |                 |                      |      |                   |                      |                     |          |           |                    |                 |                |                |           |                           |         |             |                |            |                             |                           |       |           |      |     |    |        |  |  |  |  |  |  |
|                          |                  |                 |                      |      |                   |                      |                     |          |           |                    |                 |                |                |           |                           |         |             |                |            |                             |                           |       |           |      |     |    |        |  |  |  |  |  |  |
|                          |                  |                 |                      |      |                   |                      |                     |          |           |                    |                 |                |                |           |                           |         |             |                |            |                             |                           |       |           |      |     |    |        |  |  |  |  |  |  |
| LAND DESCRIPTION         |                  |                 |                      |      |                   |                      |                     |          |           | TOTAL OB/XF        |                 |                |                |           |                           |         |             |                |            | 0                           |                           |       |           |      |     |    |        |  |  |  |  |  |  |
| L N                      | USE CODE         | CLS             | LAND USE DESCRIPTION |      |                   | CAP                  | R D                 | LOC ZONE | FRONT     | DEPTH              | TOT LND UTS     | UNIT TYPE      | D T            | DPTH FACT | % COND                    | TOT ADJ | UNIT PRICE  | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES |                           | YEAR  | DENSITY   | DECL | FRZ | YR | CONSRV |  |  |  |  |  |  |
|                          |                  |                 |                      |      |                   |                      |                     |          |           |                    |                 |                |                |           |                           |         |             |                |            |                             |                           |       |           |      |     |    |        |  |  |  |  |  |  |
|                          |                  |                 |                      |      |                   |                      |                     |          |           |                    |                 |                |                |           |                           |         |             |                |            |                             |                           |       |           |      |     |    |        |  |  |  |  |  |  |
|                          |                  |                 |                      |      |                   |                      |                     |          |           |                    |                 |                |                |           |                           |         |             |                |            |                             |                           |       |           |      |     |    |        |  |  |  |  |  |  |
|                          |                  |                 |                      |      |                   |                      |                     |          |           |                    |                 |                |                |           |                           |         |             |                |            |                             |                           |       |           |      |     |    |        |  |  |  |  |  |  |
|                          |                  |                 |                      |      |                   |                      |                     |          |           |                    |                 |                |                |           |                           |         |             |                |            |                             |                           |       |           |      |     |    |        |  |  |  |  |  |  |
|                          |                  |                 |                      |      |                   |                      |                     |          |           |                    |                 |                |                |           |                           |         |             |                |            |                             |                           |       |           |      |     |    |        |  |  |  |  |  |  |
|                          |                  |                 |                      |      |                   |                      |                     |          |           |                    |                 |                |                |           |                           |         |             |                |            |                             |                           |       |           |      |     |    |        |  |  |  |  |  |  |
|                          |                  |                 |                      |      |                   |                      |                     |          |           |                    |                 |                |                |           |                           |         |             |                |            |                             |                           |       |           |      |     |    |        |  |  |  |  |  |  |
| REVIEW DATE              | 06/12/1989       |                 | BY                   | BP P | Total Acres: 0.00 |                      | Total Land Value: 0 |          | Market: 0 |                    | Agricultural: 0 |                | Common: 0      |           | PRINTED 08/02/2023 BY SYS |         |             |                |            |                             |                           |       |           |      |     |    |        |  |  |  |  |  |  |