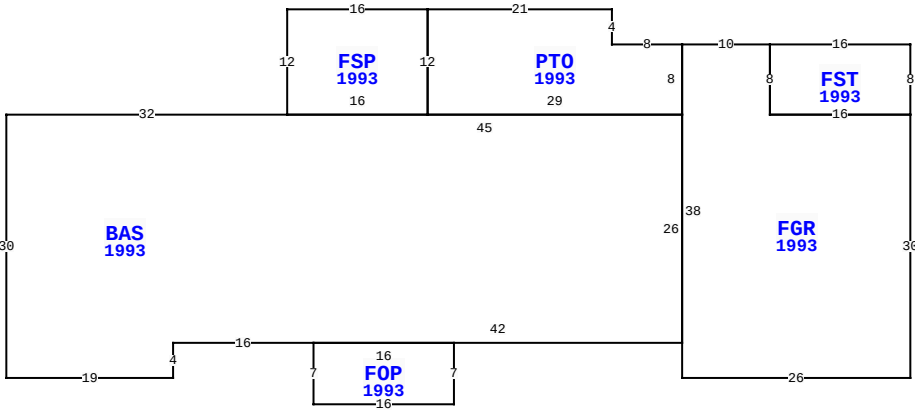


| BUILDING CHARACTERISTICS                                                                                                                                                                                               |  |  |  |  |  |  |  |  |  | MARKET ADJUSTMENTS                                                                         |  |  |  |  |  |  |  |  |  | NASSAU COUNTY PROPERTY                                             |  |  |  |  |  |  |  |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| ELEMNT 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 12 CEDAR 100                                                                                                                                                                                             |  |  |  |  |  |  |  |  |  | 0900 01 2,748 96.7680 114.91 315,773 1986 1991 0 0 0 15.50 84.50                           |  |  |  |  |  |  |  |  |  | VALUATION BY STANDARD                                              |  |  |  |  |  |  |  |  |  |
| Roof Structur 08 IRREGULAR 100                                                                                                                                                                                         |  |  |  |  |  |  |  |  |  | 1 SNGL FAM - 100% - 0                                                                      |  |  |  |  |  |  |  |  |  | Tax Group: 6 Tax Dist:                                             |  |  |  |  |  |  |  |  |  |
| Roof Cover 03 COMP SHNGL 100                                                                                                                                                                                           |  |  |  |  |  |  |  |  |  | Heated Area: 2078 HX Base Yr                                                               |  |  |  |  |  |  |  |  |  | BUILDING MARKET VALUE 266,828                                      |  |  |  |  |  |  |  |  |  |
| Interior Wall 05 DRYWALL 100                                                                                                                                                                                           |  |  |  |  |  |  |  |  |  |          |  |  |  |  |  |  |  |  |  | TOTAL MARKET OB/XF VALUE 23,854                                    |  |  |  |  |  |  |  |  |  |
| Interior Floo 14 CARPET 90                                                                                                                                                                                             |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  | TOTAL LAND VALUE - MARKET 66,000                                   |  |  |  |  |  |  |  |  |  |
| Interior Floo 08 SHT VINYL 10                                                                                                                                                                                          |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  | TOTAL MARKET VALUE 356,682                                         |  |  |  |  |  |  |  |  |  |
| Air Condition 03 CENTRAL 100                                                                                                                                                                                           |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  | SOH/AGL Deduction 185,250                                          |  |  |  |  |  |  |  |  |  |
| Heating Type 04 AIR DUCTED 100                                                                                                                                                                                         |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  | ASSESSED VALUE 171,432                                             |  |  |  |  |  |  |  |  |  |
| Bedrooms 3 100                                                                                                                                                                                                         |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  | TOTAL EXEMPTION VALUE HX HB 50,000                                 |  |  |  |  |  |  |  |  |  |
| Bathrooms 2 100                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  | BASE TAXABLE VALUE 121,432                                         |  |  |  |  |  |  |  |  |  |
| Frame 02 WOOD FRAME 100                                                                                                                                                                                                |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  | TOTAL JUST VALUE 356,682                                           |  |  |  |  |  |  |  |  |  |
| Stories 1. 1. 100                                                                                                                                                                                                      |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  | NCON VALUE 0                                                       |  |  |  |  |  |  |  |  |  |
| Units 0 100                                                                                                                                                                                                            |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  | INCOME VALUE                                                       |  |  |  |  |  |  |  |  |  |
| BUD8 Adjustme 06 DIST 1D 100                                                                                                                                                                                           |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  | PREVIOUS YEAR MKT VALUE 289,501                                    |  |  |  |  |  |  |  |  |  |
| Occupancy 00 NONE 100                                                                                                                                                                                                  |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                                                    |  |  |  |  |  |  |  |  |  |
| Quality 01 Quality Level 01                                                                                                                                                                                            |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                                                    |  |  |  |  |  |  |  |  |  |
| DOR CODE 0100 SINGLE FAMILY                                                                                                                                                                                            |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                                                    |  |  |  |  |  |  |  |  |  |
| MAP NUM MKT AREA 09                                                                                                                                                                                                    |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                                                    |  |  |  |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC 9003.00                                                                                                                                                                                               |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                                                    |  |  |  |  |  |  |  |  |  |
| AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE                                                                                                                                               |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                                                    |  |  |  |  |  |  |  |  |  |
| BAS 2,078 100 2,078 201,772                                                                                                                                                                                            |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                                                    |  |  |  |  |  |  |  |  |  |
| FGR 860 55 473 45,927                                                                                                                                                                                                  |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                                                    |  |  |  |  |  |  |  |  |  |
| FOP 112 30 34 3,301                                                                                                                                                                                                    |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                                                    |  |  |  |  |  |  |  |  |  |
| FSP 192 40 77 7,477                                                                                                                                                                                                    |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                                                    |  |  |  |  |  |  |  |  |  |
| FST 128 55 70 6,797                                                                                                                                                                                                    |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                                                    |  |  |  |  |  |  |  |  |  |
| PTO 316 5 16 1,554                                                                                                                                                                                                     |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                                                    |  |  |  |  |  |  |  |  |  |
| TOTALS 3,686 2,748 266,828                                                                                                                                                                                             |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                                                    |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                                                                                                         |  |  |  |  |  |  |  |  |  | 4636 LIGHTHOUSE LN, HILLIARD                                                               |  |  |  |  |  |  |  |  |  |                                                                    |  |  |  |  |  |  |  |  |  |
| 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                                                                                      |  |  |  |  |  |  |  |  |  | BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 06/13/2023 MLU                        |  |  |  |  |  |  |  |  |  |                                                                    |  |  |  |  |  |  |  |  |  |
| 1 0812 CONCRETE C 0 100 0 0 1,500.00 SF 4.00 4.00 100 1993 1993 3 68 4,080                                                                                                                                             |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                                                    |  |  |  |  |  |  |  |  |  |
| 2 0940 SHEDS/PORT 0 100 12 16 192.00 SF 30.00 30.00 100 1988 1988 3 20 1,152                                                                                                                                           |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                                                    |  |  |  |  |  |  |  |  |  |
| 3 0500 FP-PRE FAB 0 100 0 0 1.00 UT 3,500.00 3,500.00 100 1986 1986 3 62 2,170                                                                                                                                         |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                                                    |  |  |  |  |  |  |  |  |  |
| 4 0861 POOL GUNIT 0 100 12 30 360.00 SF 85.00 85.00 100 1995 1995 3 20 6,120                                                                                                                                           |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                                                    |  |  |  |  |  |  |  |  |  |
| 5 0845 KOOL DECK 0 100 0 0 408.00 SF 7.25 7.25 100 1995 1995 3 72 2,130                                                                                                                                                |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                                                    |  |  |  |  |  |  |  |  |  |
| 6 0910 SCRNM RM L 0 100 29 46 1,334.00 SF 15.00 15.00 100 1995 1995 3 20 4,002                                                                                                                                         |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                                                    |  |  |  |  |  |  |  |  |  |
| 7 0510 GARAGE WD- 0 100 20 25 500.00 SF 35.00 35.00 100 1995 1995 3 24 4,200                                                                                                                                           |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                                                    |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                                                    |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                                                    |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                                                    |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                                                    |  |  |  |  |  |  |  |  |  |
| LAND DESCRIPTION                                                                                                                                                                                                       |  |  |  |  |  |  |  |  |  | TOTAL OB/XF 23,854                                                                         |  |  |  |  |  |  |  |  |  |                                                                    |  |  |  |  |  |  |  |  |  |
| 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 |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                                                    |  |  |  |  |  |  |  |  |  |
| 1 000115 C SFR ACRES 100 0007 OR 0.00 0.00 2.20 AC 1.00 1.00 1.00 30,000.00 30,000.00 66,000                                                                                                                           |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                                                    |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                                                    |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                                                    |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                                                    |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                                                    |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                                                    |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                                                    |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                                                    |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                                                    |  |  |  |  |  |  |  |  |  |
| REVIEW DATE 08/06/2021 BY TWA                                                                                                                                                                                          |  |  |  |  |  |  |  |  |  | Total Acres: 2.20 Total Land Value: 66,000                                                 |  |  |  |  |  |  |  |  |  | Market: 0 Agricultural: 0 Common: 66,000 PRINTED 08/02/2023 BY SYS |  |  |  |  |  |  |  |  |  |