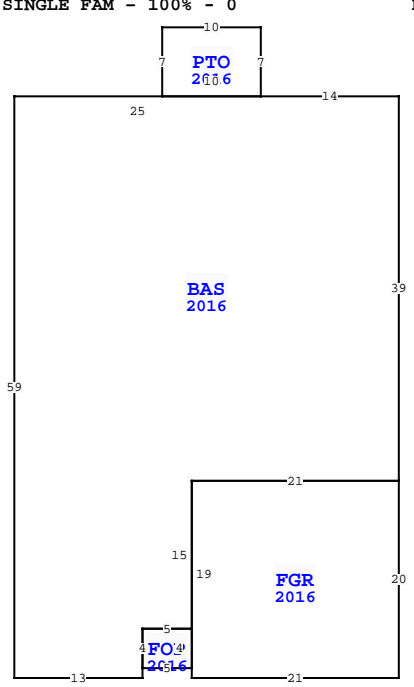


| BUILDING CHARACTERISTICS |                  | CONSTRUCTION     |              |
|--------------------------|------------------|------------------|--------------|
| ELEMENT                  | CD               |                  |              |
| Exterior Wall            | 05               | AVERAGE 70       |              |
| Exterior Wall            | 10               | ABOVE AVG 30     |              |
| Roof Structure           | 03               | GABLE/HIP 100    |              |
| Roof Cover               | 03               | COMP SHNGL 100   |              |
| Interior Wall            | 05               | DRYWALL 100      |              |
| Interior Floor           | 14               | CARPET 60        |              |
| Interior Floor           | 08               | SHT VINYL 40     |              |
| Air Condition            | 03               | CENTRAL 100      |              |
| Heating Type             | 04               | AIR DUCTED 100   |              |
| Bedrooms                 |                  | 4 100            |              |
| Bathrooms                |                  | 2 100            |              |
| Frame                    | 02               | WOOD FRAME 100   |              |
| Stories                  | 1.               | 1. 100           |              |
| Units                    |                  | 0 100            |              |
| Occupancy                | 00               | NONE 100         |              |
| Quality                  | 04               | Quality Level 04 |              |
| DOR CODE                 | 0100             | SINGLE FAMILY    |              |
| MAP NUM                  |                  | MKT AREA         | 04           |
| NEIGHBORHOOD/LOC         | 4144.0100        |                  |              |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE      | TOT ADJ AREA |
| BAS                      | 1,856            | 100              | 1,856        |
| FGR                      | 420              | 55               | 231          |
| FOP                      | 20               | 30               | 6            |
| PTO                      | 70               | 5                | 4            |
| TOTALS                   | 2,366            |                  | 2,097        |
|                          |                  |                  | 202,985      |

| MARKET ADJUSTMENTS |     |           |             |                |                |     |     |      |      |      |        |                       |  |
|--------------------|-----|-----------|-------------|----------------|----------------|-----|-----|------|------|------|--------|-----------------------|--|
| TYPE               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |                       |  |
| 1                  |     |           |             |                |                |     |     |      |      |      |        | SINGLE FAM - 100% - 0 |  |
|                    |     |           |             |                |                |     |     |      |      |      |        | Heated Area: 1856     |  |
|                    |     |           |             |                |                |     |     |      |      |      |        | HX Base Yr            |  |



| NASSAU COUNTY PROPERTY    |           |  |             |
|---------------------------|-----------|--|-------------|
| VALUATION SUMMARY         |           |  | PAGE 1 of 1 |
| VALUATION BY              |           |  | STANDARD    |
| Tax Group: 4              | Tax Dist: |  |             |
| BUILDING MARKET VALUE     |           |  | 202,985     |
| TOTAL MARKET OB/XF VALUE  |           |  | 3,218       |
| TOTAL LAND VALUE - MARKET |           |  | 75,000      |
| TOTAL MARKET VALUE        |           |  | 281,203     |
| SOH/AGL Deduction         |           |  | 116,997     |
| ASSESSED VALUE            |           |  | 164,206     |
| TOTAL EXEMPTION VALUE     | HX HB     |  | 50,000      |
| BASE TAXABLE VALUE        |           |  | 114,206     |
| TOTAL JUST VALUE          |           |  | 281,203     |
| NCON VALUE                |           |  | 0           |
| INCOME VALUE              |           |  |             |
| PREVIOUS YEAR MKT VALUE   |           |  | 236,080     |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED     |
|------------|-------------|-----|------------|
| B1531465   | CO ISSUED   | 0   | 04/15/2016 |
| B1531465   | NEW CONSTR  | 0   | 11/20/2015 |

| SALES DATA                     |           |           |       |       |        |            |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2627/1971                      | 3/29/2023 | WD Q      | Q     | I     | 01     | 340,000    |
| GRANTOR: MCMILLEN NICHOLAS J   |           |           |       |       |        |            |
| GRANTEE: SFR JV-2 PROPERTY L   |           |           |       |       |        |            |
| 2048/0504                      | 5/13/2016 | SW Q      | Q     | I     | 01     | 184,000    |
| GRANTOR: D R HORTON INC-JACKSO |           |           |       |       |        |            |
| GRANTEE: MCMILLEN NICHOLAS J   |           |           |       |       |        |            |

| EXTRA FEATURES |            |             |         |     |   |        |    |       |                |           |         |             |   |        |                 |       |
|----------------|------------|-------------|---------|-----|---|--------|----|-------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 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       | 100 | 0 | 608.00 | SF | 5.20  | 5.20           | 100       | 2016    | 2016        | 3 | 97     | 3,067           |       |
| 2              | 0810       | CONCRETE A  | 0       | 100 | 8 | 24.00  | SF | 6.50  | 6.50           | 100       | 2016    | 2016        | 3 | 97     | 151             |       |

95101 TIMBERLAKE DR, FERNANDINA BEACH

| BUILDING NOTES |  |
|----------------|--|
|                |  |

| BUILDING DIMENSIONS  |  |
|--|--|
| BAS=[YR=2016] W14 PTO=[YR=2016] N7 W10 S7 E10\$ W25 S59 E13 N1 |  |
| FOP=[YR=2016] E5 FGR=[YR=2016] S1 E21 N20 W21 S19\$ N4 W5 S4\$ |  |
| N4 E5 N15 E21 N39\$.   |  |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             | TOTAL OB/XF |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-------------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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                | 000100   | C   | SFR                  | 100 |     |          | 0.00  | 0.00  | 1.00        | LT          |     | 1.00     | 1.00   | 1.00    | 75,000.00  | 75,000.00      | 75,000     |                             |      |         |      |     |    |        |