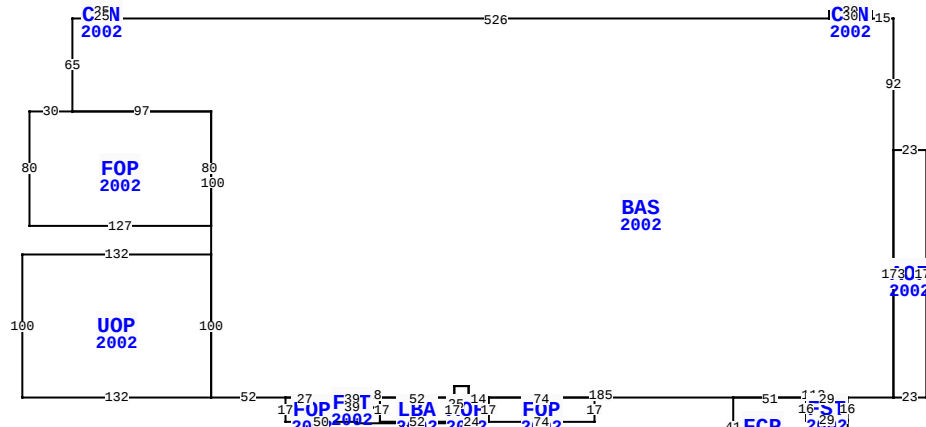


**LOWE'S HOME CENTERS INC**  
1000 LOWE'S BLVD  
MOORESVILLE, NC 28117

**39-2N-28-0000-0024-0000**

| BUILDING CHARACTERISTICS |                  |                |                      |                      |                                 |          |                             |          |                | MARKET ADJUSTMENTS                                                                 |                 |             |                   |                |                           |                |            |                             |      | NASSAU COUNTY PROPERTY |       |        |                       |                                     |  |  |  |  |  |  |  |  |  |  |
|--------------------------|------------------|----------------|----------------------|----------------------|---------------------------------|----------|-----------------------------|----------|----------------|------------------------------------------------------------------------------------|-----------------|-------------|-------------------|----------------|---------------------------|----------------|------------|-----------------------------|------|------------------------|-------|--------|-----------------------|-------------------------------------|--|--|--|--|--|--|--|--|--|--|
| CONSTRUCTION             |                  |                |                      |                      |                                 |          |                             |          |                |                                                                                    |                 |             |                   |                |                           |                |            |                             |      | VALUATION SUMMARY      |       |        |                       |                                     |  |  |  |  |  |  |  |  |  |  |
| ELEMENT                  | CD               |                |                      |                      |                                 |          |                             |          |                | TYPE                                                                               | MDL             | EFF. AREA   | TOT ADJ PTS       | EFF. BASE RATE | REPL. COST NEW            | AYB            | EYB        | ECON                        | FNC  | AP                     | NORM  | % COND |                       |                                     |  |  |  |  |  |  |  |  |  |  |
| Exterior Wall            | 15               | CONC BLOCK 100 |                      |                      |                                 |          |                             |          |                | 1303                                                                               | 04              | 145,705     | 95.0760           | 59.90          | 8,727,730                 | 2002           | 2002       |                             | 0    | 30                     | 10.00 | 60.00  | VALUATION BY STANDARD |                                     |  |  |  |  |  |  |  |  |  |  |
| Roof Structure           | 09               | RIDGE FRME 100 |                      |                      |                                 |          |                             |          |                | 1 WAREH DISC - 0% - 0                                                              |                 |             |                   |                |                           |                |            |                             |      |                        |       |        |                       | Tax Group: 4 Tax Dist:              |  |  |  |  |  |  |  |  |  |  |
| Roof Cover               | 04               | BUILT-UP 100   |                      |                      |                                 |          |                             |          |                | Heated Area: 137981                                                                |                 |             |                   |                |                           |                |            |                             |      |                        |       |        |                       | HX Base Yr                          |  |  |  |  |  |  |  |  |  |  |
| Interior Wall            | 01               | MINIMUM 100    |                      |                      |                                 |          |                             |          |                |  |                 |             |                   |                |                           |                |            |                             |      |                        |       |        |                       |                                     |  |  |  |  |  |  |  |  |  |  |
| Interior Floor           | 03               | CONC FINSH 100 |                      |                      |                                 |          |                             |          |                |                                                                                    |                 |             |                   |                |                           |                |            |                             |      |                        |       |        |                       | BUILDING MARKET VALUE 5,236,638     |  |  |  |  |  |  |  |  |  |  |
| Ceiling                  | 04               | NONE 100       |                      |                      |                                 |          |                             |          |                |                                                                                    |                 |             |                   |                |                           |                |            |                             |      |                        |       |        |                       | TOTAL MARKET OB/XF VALUE 1,423,323  |  |  |  |  |  |  |  |  |  |  |
| Air Condition            | 04               | ROOF TOP 100   |                      |                      |                                 |          |                             |          |                |                                                                                    |                 |             |                   |                |                           |                |            |                             |      |                        |       |        |                       | TOTAL LAND VALUE - MARKET 2,133,218 |  |  |  |  |  |  |  |  |  |  |
| Heating Type             | 04               | AIR DUCTED 100 |                      |                      |                                 |          |                             |          |                |                                                                                    |                 |             |                   |                |                           |                |            |                             |      |                        |       |        |                       | TOTAL MARKET VALUE 8,793,179        |  |  |  |  |  |  |  |  |  |  |
| Fixtures                 |                  | 29 100         |                      |                      |                                 |          |                             |          |                |                                                                                    |                 |             |                   |                |                           |                |            |                             |      |                        |       |        |                       | SOH/AGL Deduction 0                 |  |  |  |  |  |  |  |  |  |  |
| Frame                    | 03               | MASONRY 100    |                      |                      |                                 |          |                             |          |                |                                                                                    |                 |             |                   |                |                           |                |            |                             |      |                        |       |        |                       | ASSESSED VALUE 8,793,179            |  |  |  |  |  |  |  |  |  |  |
| Story Height             |                  | 30 100         |                      |                      |                                 |          |                             |          |                |                                                                                    |                 |             |                   |                |                           |                |            |                             |      |                        |       |        |                       | TOTAL EXEMPTION VALUE 0             |  |  |  |  |  |  |  |  |  |  |
| RMS                      |                  | 20 100         |                      |                      |                                 |          |                             |          |                |                                                                                    |                 |             |                   |                |                           |                |            |                             |      |                        |       |        |                       | BASE TAXABLE VALUE 8,793,179        |  |  |  |  |  |  |  |  |  |  |
| Stories                  | 1.               | 1. 100         |                      |                      |                                 |          |                             |          |                |                                                                                    |                 |             |                   |                |                           |                |            |                             |      |                        |       |        |                       | TOTAL JUST VALUE 8,793,179          |  |  |  |  |  |  |  |  |  |  |
| Units                    |                  | 0 100          |                      |                      |                                 |          |                             |          |                |                                                                                    |                 |             |                   |                |                           |                |            |                             |      |                        |       |        |                       | NCON VALUE 0                        |  |  |  |  |  |  |  |  |  |  |
| BUD8 Adjustme            | 04               | DIST 01 100    |                      |                      |                                 |          |                             |          |                |                                                                                    |                 |             |                   |                |                           |                |            |                             |      |                        |       |        |                       | INCOME VALUE                        |  |  |  |  |  |  |  |  |  |  |
| Occupancy                | 00               | NONE 100       |                      |                      |                                 |          |                             |          |                |                                                                                    |                 |             |                   |                |                           |                |            |                             |      |                        |       |        |                       | PREVIOUS YEAR MKT VALUE 8,344,795   |  |  |  |  |  |  |  |  |  |  |
| Quality                  |                  | 03             | Quality Level 03     |                      |                                 |          |                             |          |                |                                                                                    |                 |             |                   |                |                           |                |            |                             |      |                        |       |        |                       |                                     |  |  |  |  |  |  |  |  |  |  |
| DOR CODE                 |                  | 1100           | STORES, 1 STORY      |                      |                                 |          |                             |          |                |                                                                                    |                 |             |                   |                |                           |                |            |                             |      |                        |       |        |                       |                                     |  |  |  |  |  |  |  |  |  |  |
| MAP NUM                  |                  |                | MKT AREA             |                      |                                 |          |                             |          |                |                                                                                    | 04              |             |                   |                |                           |                |            |                             |      |                        |       |        |                       |                                     |  |  |  |  |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC         |                  | 4002.00        |                      |                      |                                 |          |                             |          |                |                                                                                    |                 |             |                   |                |                           |                |            |                             |      |                        |       |        |                       |                                     |  |  |  |  |  |  |  |  |  |  |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE    | TOT ADJ AREA         | SUBAREA MARKET VALUE |                                 |          |                             |          |                |                                                                                    |                 |             |                   |                |                           |                |            |                             |      |                        |       |        |                       |                                     |  |  |  |  |  |  |  |  |  |  |
| AOF                      | 488              | 100            | 488                  | 17,539               |                                 |          |                             |          |                |                                                                                    |                 |             |                   |                |                           |                |            |                             |      |                        |       |        |                       |                                     |  |  |  |  |  |  |  |  |  |  |
| AOF                      | 3,979            | 100            | 3,979                | 143,005              |                                 |          |                             |          |                |                                                                                    |                 |             |                   |                |                           |                |            |                             |      |                        |       |        |                       |                                     |  |  |  |  |  |  |  |  |  |  |
| BAS                      | 132,630          | 100            | 132,630              | 4,766,722            |                                 |          |                             |          |                |                                                                                    |                 |             |                   |                |                           |                |            |                             |      |                        |       |        |                       |                                     |  |  |  |  |  |  |  |  |  |  |
| CAN                      | 125              | 30             | 38                   | 1,366                |                                 |          |                             |          |                |                                                                                    |                 |             |                   |                |                           |                |            |                             |      |                        |       |        |                       |                                     |  |  |  |  |  |  |  |  |  |  |
| CAN                      | 150              | 30             | 45                   | 1,618                |                                 |          |                             |          |                |                                                                                    |                 |             |                   |                |                           |                |            |                             |      |                        |       |        |                       |                                     |  |  |  |  |  |  |  |  |  |  |
| FCP                      | 2,816            | 30             | 845                  | 30,370               |                                 |          |                             |          |                |                                                                                    |                 |             |                   |                |                           |                |            |                             |      |                        |       |        |                       |                                     |  |  |  |  |  |  |  |  |  |  |
| FOP                      | 917              | 30             | 275                  | 9,884                |                                 |          |                             |          |                |                                                                                    |                 |             |                   |                |                           |                |            |                             |      |                        |       |        |                       |                                     |  |  |  |  |  |  |  |  |  |  |
| FOP                      | 1,258            | 30             | 377                  | 13,549               |                                 |          |                             |          |                |                                                                                    |                 |             |                   |                |                           |                |            |                             |      |                        |       |        |                       |                                     |  |  |  |  |  |  |  |  |  |  |
| FOP                      | 10,160           | 30             | 3,048                | 109,545              |                                 |          |                             |          |                |                                                                                    |                 |             |                   |                |                           |                |            |                             |      |                        |       |        |                       |                                     |  |  |  |  |  |  |  |  |  |  |
| FST                      | 273              | 50             | 136                  | 4,888                |                                 |          |                             |          |                |                                                                                    |                 |             |                   |                |                           |                |            |                             |      |                        |       |        |                       |                                     |  |  |  |  |  |  |  |  |  |  |
| TOTALS                   | 167,344          |                | 145,705              | 5,236,638            |                                 |          |                             |          |                |                                                                                    |                 |             |                   |                |                           |                |            |                             |      |                        |       |        |                       |                                     |  |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES           |                  |                |                      |                      | 474283 SR 200, FERNANDINA BEACH |          |                             |          |                |                                                                                    |                 |             |                   |                |                           |                |            |                             |      |                        |       |        |                       |                                     |  |  |  |  |  |  |  |  |  |  |
| 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          |            |                             |      |                        |       |        |                       |                                     |  |  |  |  |  |  |  |  |  |  |
| 2                        | 0972             | ST LGHT UN     | 0                    | 0                    | 0                               | 26.00    | UT                          | 2,530.00 | 2,530.00       | 100                                                                                | 2002            | 2002        | 3                 | 61             | 40,126                    |                |            |                             |      |                        |       |        |                       |                                     |  |  |  |  |  |  |  |  |  |  |
| 3                        | 0975             | ST LT/ARM      | 0                    | 0                    | 0                               | 36.00    | UT                          | 500.00   | 500.00         | 100                                                                                | 2002            | 2002        | 3                 | 61             | 10,980                    |                |            |                             |      |                        |       |        |                       |                                     |  |  |  |  |  |  |  |  |  |  |
| 4                        | 4950             | BOLLARD        | 0                    | 0                    | 0                               | 50.00    | UT                          | 100.00   | 100.00         | 100                                                                                | 2002            | 2002        | 3                 | 100            | 5,000                     |                |            |                             |      |                        |       |        |                       |                                     |  |  |  |  |  |  |  |  |  |  |
| 5                        | 0920             | CWALL-WD/M     | 0                    | 0                    | 0                               | 730.00   | LF                          | 390.00   | 390.00         | 100                                                                                | 2002            | 2002        | 3                 | 21             | 59,787                    |                |            |                             |      |                        |       |        |                       |                                     |  |  |  |  |  |  |  |  |  |  |
| 6                        | 1132             | REINFR         | 12                   | 0                    | 0                               | 1,230.00 | SF                          | 7.40     | 7.40           | 100                                                                                | 2002            | 2002        | 3                 | 95             | 8,647                     |                |            |                             |      |                        |       |        |                       |                                     |  |  |  |  |  |  |  |  |  |  |
| 9                        | 6001             | ROLLUP DR      | 0                    | 0                    | 0                               | 15.00    | UT                          | 400.00   | 400.00         | 100                                                                                | 2002            | 2002        | 3                 | 21             | 1,260                     |                |            |                             |      |                        |       |        |                       |                                     |  |  |  |  |  |  |  |  |  |  |
| 10                       | 0730             | LOAD RAMP      | 0                    | 0                    | 0                               | 4,180.00 | LF                          | 8.10     | 8.10           | 100                                                                                | 2002            | 2002        | 3                 | 95             | 32,165                    |                |            |                             |      |                        |       |        |                       |                                     |  |  |  |  |  |  |  |  |  |  |
| 11                       | 0422             | CL FNC         | 4'                   | 0                    | 0                               | 436.00   | LF                          | 17.25    | 17.25          | 100                                                                                | 2002            | 2002        | 3                 | 61             | 4,588                     |                |            |                             |      |                        |       |        |                       |                                     |  |  |  |  |  |  |  |  |  |  |
| 12                       | 0424             | CL FNC         | 6'                   | 0                    | 0                               | 54.00    | LF                          | 23.00    | 23.00          | 100                                                                                | 2002            | 2002        | 3                 | 61             | 758                       |                |            |                             |      |                        |       |        |                       |                                     |  |  |  |  |  |  |  |  |  |  |
| 13                       | 0424             | CL FNC         | 6'                   | 0                    | 0                               | 720.00   | LF                          | 20.00    | 20.00          | 100                                                                                | 2002            | 2002        | 3                 | 61             | 8,784                     |                |            |                             |      |                        |       |        |                       |                                     |  |  |  |  |  |  |  |  |  |  |
| LAND DESCRIPTION         |                  |                |                      |                      |                                 |          |                             |          |                | TOTAL OB/XF                                                                        |                 |             |                   |                |                           |                |            |                             |      | 172,095                |       |        |                       |                                     |  |  |  |  |  |  |  |  |  |  |
| L N                      | USE CODE         | CLS            | LAND USE DESCRIPTION | CAP                  | R D                             | LOC ZONE | FRONT                       | DEPTH    | TOT LND UTS    | UNIT TYPE                                                                          | D T             | DPFH FACT   | % COND            | TOT ADJ        | UNIT PRICE                | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY                | DECL  | FRZ    | YR                    | CONSRV                              |  |  |  |  |  |  |  |  |  |  |
| 1                        | 001100           | C              | STORE 1FLR           |                      | 0                               | 0004     | CG                          | 0.00     | 0.00           | 609,405.00                                                                         | SF              |             | 1.00              | 1.00           | 1.00                      | 3.50           | 3.50       | 2,132,918                   |      |                        |       |        |                       |                                     |  |  |  |  |  |  |  |  |  |  |
| 2                        | 009602           | C              | RETENTION PO         |                      | 0                               | 0004     | CG                          | 0.00     | 0.00           | 3.00                                                                               | AC              |             | 1.00              | 1.00           | 1.00                      | 100.00         | 100.00     | 300                         |      |                        |       |        |                       |                                     |  |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                      |                      |                                 |          |                             |          |                |                                                                                    |                 |             |                   |                |                           |                |            |                             |      |                        |       |        |                       |                                     |  |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                      |                      |                                 |          |                             |          |                |                                                                                    |                 |             |                   |                |                           |                |            |                             |      |                        |       |        |                       |                                     |  |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                      |                      |                                 |          |                             |          |                |                                                                                    |                 |             |                   |                |                           |                |            |                             |      |                        |       |        |                       |                                     |  |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                      |                      |                                 |          |                             |          |                |                                                                                    |                 |             |                   |                |                           |                |            |                             |      |                        |       |        |                       |                                     |  |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                      |                      |                                 |          |                             |          |                |                                                                                    |                 |             |                   |                |                           |                |            |                             |      |                        |       |        |                       |                                     |  |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                      |                      |                                 |          |                             |          |                |                                                                                    |                 |             |                   |                |                           |                |            |                             |      |                        |       |        |                       |                                     |  |  |  |  |  |  |  |  |  |  |
| REVIEW DATE              | 01/16/2019       |                | BY                   | KK                   | Total Acres: 3.00               |          | Total Land Value: 2,133,218 |          | Market: 0      |                                                                                    | Agricultural: 0 |             | Common: 2,133,218 |                | PRINTED 08/02/2023 BY SYS |                |            |                             |      |                        |       |        |                       |                                     |  |  |  |  |  |  |  |  |  |  |

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|-------------|------------|----|----|-------------------|-----------------------------|-----------|-----------------|-------------------|---------------------------|
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