

| 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 |              |                           |          |            |  |              |  |           |  |  |  |  |  |  |  |
| Exterior Wall            |                  | 10          | ABOVE AVG 100        |         |                      |                    |                                     |                           |          | 0900                    | 01        | 2,363             | 118.5408    | 140.77         | 332,640        | 2007                 | 2007            | 0          | 0                           | 0                      | 7.00    | 93.00             | VALUATION BY |                           | STANDARD |            |  |              |  |           |  |  |  |  |  |  |  |
| Roof Structur            |                  | 03          | GABLE/HIP 100        |         |                      |                    |                                     |                           |          | 1 SNGL FAM - 0% - 0     |           |                   |             |                |                |                      |                 |            |                             |                        |         |                   |              | Heated Area: 1562         |          | HX Base Yr |  | Tax Group: 4 |  | Tax Dist: |  |  |  |  |  |  |  |
| Roof Cover               |                  | 03          | COMP SHNGL 100       |         |                      |                    |                                     |                           |          |                         |           |                   |             |                |                |                      |                 |            |                             |                        |         |                   |              | BUILDING MARKET VALUE     |          | 450,863    |  |              |  |           |  |  |  |  |  |  |  |
| Interior Wall            |                  | 05          | DRYWALL 100          |         |                      |                    |                                     |                           |          |                         |           |                   |             |                |                |                      |                 |            |                             |                        |         |                   |              | TOTAL MARKET OB/XF VALUE  |          | 45,914     |  |              |  |           |  |  |  |  |  |  |  |
| Interior Floo            |                  | 14          | CARPET 60            |         |                      |                    |                                     |                           |          |                         |           |                   |             |                |                |                      |                 |            |                             |                        |         |                   |              | TOTAL LAND VALUE - MARKET |          | 1,858,425  |  |              |  |           |  |  |  |  |  |  |  |
| Interior Floo            |                  | 11          | CLAY TILE 40         |         |                      |                    |                                     |                           |          |                         |           |                   |             |                |                |                      |                 |            |                             |                        |         |                   |              | TOTAL MARKET VALUE        |          | 734,306    |  |              |  |           |  |  |  |  |  |  |  |
| Air Condition            |                  | 03          | CENTRAL 100          |         |                      |                    |                                     |                           |          |                         |           |                   |             |                |                |                      |                 |            |                             |                        |         |                   |              | SOH/AGL Deduction         |          | 143,892    |  |              |  |           |  |  |  |  |  |  |  |
| Heating Type             |                  | 04          | AIR DUCTED 100       |         |                      |                    |                                     |                           |          | ASSESSED VALUE          |           | 590,414           |             |                |                |                      |                 |            |                             |                        |         |                   |              |                           |          |            |  |              |  |           |  |  |  |  |  |  |  |
| Bedrooms                 |                  |             | 3 100                |         |                      |                    |                                     |                           |          | TOTAL EXEMPTION VALUE   |           | 0                 |             |                |                |                      |                 |            |                             |                        |         |                   |              |                           |          |            |  |              |  |           |  |  |  |  |  |  |  |
| Bathrooms                |                  |             | 2 100                |         |                      |                    |                                     |                           |          | BASE TAXABLE VALUE      |           | 590,414           |             |                |                |                      |                 |            |                             |                        |         |                   |              |                           |          |            |  |              |  |           |  |  |  |  |  |  |  |
| Frame                    |                  | 02          | WOOD FRAME 100       |         |                      |                    |                                     |                           |          | TOTAL JUST VALUE        |           | 2,355,202         |             |                |                |                      |                 |            |                             |                        |         |                   |              |                           |          |            |  |              |  |           |  |  |  |  |  |  |  |
| Stories                  |                  | 0           | 0 100                |         |                      |                    |                                     |                           |          | NCON VALUE              |           | 0                 |             |                |                |                      |                 |            |                             |                        |         |                   |              |                           |          |            |  |              |  |           |  |  |  |  |  |  |  |
| Units                    |                  | 0           | 0 100                |         |                      |                    |                                     |                           |          | INCOME VALUE            |           |                   |             |                |                |                      |                 |            |                             |                        |         |                   |              |                           |          |            |  |              |  |           |  |  |  |  |  |  |  |
| Occupancy                |                  | 00          | NONE 100             |         |                      |                    |                                     |                           |          | PREVIOUS YEAR MKT VALUE |           | 522,282           |             |                |                |                      |                 |            |                             |                        |         |                   |              |                           |          |            |  |              |  |           |  |  |  |  |  |  |  |
|                          |                  |             |                      |         |                      |                    |                                     |                           |          |                         |           |                   |             |                |                |                      |                 |            |                             |                        |         |                   |              |                           |          |            |  |              |  |           |  |  |  |  |  |  |  |
|                          |                  |             |                      |         |                      |                    |                                     |                           |          |                         |           |                   |             |                |                |                      |                 |            |                             |                        |         |                   |              |                           |          |            |  |              |  |           |  |  |  |  |  |  |  |
|                          |                  |             |                      |         |                      |                    |                                     |                           |          |                         |           |                   |             |                |                |                      |                 |            |                             |                        |         |                   |              |                           |          |            |  |              |  |           |  |  |  |  |  |  |  |
|                          |                  |             |                      |         |                      |                    |                                     |                           |          |                         |           |                   |             |                |                |                      |                 |            |                             |                        |         |                   |              |                           |          |            |  |              |  |           |  |  |  |  |  |  |  |
| Quality                  |                  | 04          | Quality Level 04     |         |                      |                    |                                     |                           |          |                         |           |                   |             |                |                |                      |                 |            |                             |                        |         |                   |              |                           |          |            |  |              |  |           |  |  |  |  |  |  |  |
| DOR CODE                 |                  | 5000        | IMPROVED AG          |         |                      |                    |                                     |                           |          |                         |           |                   |             |                |                |                      |                 |            |                             |                        |         |                   |              |                           |          |            |  |              |  |           |  |  |  |  |  |  |  |
| MAP NUM                  |                  |             | MKT AREA             |         |                      |                    | 04                                  |                           |          |                         |           |                   |             |                |                |                      |                 |            |                             |                        |         |                   |              |                           |          |            |  |              |  |           |  |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC         |                  | 4005.00     |                      |         |                      |                    |                                     |                           |          |                         |           |                   |             |                |                |                      |                 |            |                             |                        |         |                   |              |                           |          |            |  |              |  |           |  |  |  |  |  |  |  |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA         |         | SUBAREA MARKET VALUE |                    |                                     |                           |          |                         |           |                   |             |                |                |                      |                 |            |                             |                        |         |                   |              |                           |          |            |  |              |  |           |  |  |  |  |  |  |  |
| BAS                      | 1,562            | 100         | 1,562                |         | 204,491              |                    |                                     |                           |          |                         |           |                   |             |                |                |                      |                 |            |                             |                        |         |                   |              |                           |          |            |  |              |  |           |  |  |  |  |  |  |  |
| FEP                      | 320              | 80          | 256                  |         | 33,514               |                    |                                     |                           |          |                         |           |                   |             |                |                |                      |                 |            |                             |                        |         |                   |              |                           |          |            |  |              |  |           |  |  |  |  |  |  |  |
| FGR                      | 900              | 55          | 495                  |         | 64,803               |                    |                                     |                           |          |                         |           |                   |             |                |                |                      |                 |            |                             |                        |         |                   |              |                           |          |            |  |              |  |           |  |  |  |  |  |  |  |
| FOP                      | 168              | 30          | 50                   |         | 6,546                |                    |                                     |                           |          |                         |           |                   |             |                |                |                      |                 |            |                             |                        |         |                   |              |                           |          |            |  |              |  |           |  |  |  |  |  |  |  |
| TOTALS                   |                  | 2,950       | 2,363                |         | 309,355              |                    |                                     |                           |          |                         |           |                   |             |                |                |                      |                 |            |                             |                        |         |                   |              |                           |          |            |  |              |  |           |  |  |  |  |  |  |  |
| EXTRA FEATURES           |                  |             |                      |         |                      |                    | 95540 CLEMENTS RD, FERNANDINA BEACH |                           |          |                         |           |                   |             | BLD DATE       |                | 12/16/2021           |                 | KK         |                             | LGL DATE               |         | 05/30/2023        |              | MLU                       |          |            |  |              |  |           |  |  |  |  |  |  |  |
|                          |                  |             |                      |         |                      |                    |                                     |                           |          |                         |           |                   |             | XF DATE        |                | 12/16/2021           |                 | KK         |                             | 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                       |                        |         |                   |              |                           |          |            |  |              |  |           |  |  |  |  |  |  |  |
| 1                        | 0812             | CONCRETE C  |                      | 0 0     | 0 0                  | 2,300.00           |                                     | SF                        | 4.00     | 4.00                    |           | 100               | 2007        | 2007           | 3              | 89                   | 8,188           |            |                             |                        |         |                   |              |                           |          |            |  |              |  |           |  |  |  |  |  |  |  |
| 2                        | 0092             | AUTO GATE   |                      | 0 0     | 0 0                  | 1.00               |                                     | UT                        | 3,500.00 | 3,500.00                |           | 100               | 2007        | 2007           | 3              | 35                   | 1,225           |            |                             |                        |         |                   |              |                           |          |            |  |              |  |           |  |  |  |  |  |  |  |
| 3                        | 0092             | AUTO GATE   |                      | 0 0     | 0 0                  | 1.00               |                                     | UT                        | 3,500.00 | 3,500.00                |           | 100               | 1999        | 1999           | 3              | 20                   | 700             |            |                             |                        |         |                   |              |                           |          |            |  |              |  |           |  |  |  |  |  |  |  |
| 4                        | 0681             | POLE SHED   |                      | 0 0     | 8 12                 | 96.00              |                                     | SF                        | 15.00    | 15.00                   |           | 100               | 2009        | 2009           | 3              | 60                   | 864             |            |                             |                        |         |                   |              |                           |          |            |  |              |  |           |  |  |  |  |  |  |  |
| 5                        | 0350             | CARPORT WD  |                      | 0 0     | 31 12                | 372.00             |                                     | SF                        | 13.00    | 13.00                   |           | 100               | 2015        | 2015           | 3              | 74                   | 3,579           |            |                             |                        |         |                   |              |                           |          |            |  |              |  |           |  |  |  |  |  |  |  |
| 6                        | 0681             | POLE SHED   |                      | 0 0     | 12 9                 | 108.00             |                                     | SF                        | 15.00    | 15.00                   |           | 100               | 2009        | 2009           | 3              | 60                   | 972             |            |                             |                        |         |                   |              |                           |          |            |  |              |  |           |  |  |  |  |  |  |  |
| 7                        | 0350             | CARPORT WD  |                      | 0 0     | 40 12                | 480.00             |                                     | SF                        | 13.00    | 13.00                   |           | 100               | 2021        | 2021           | 3              | 97                   | 6,053           |            |                             |                        |         |                   |              |                           |          |            |  |              |  |           |  |  |  |  |  |  |  |
| 8                        | 0350             | CARPORT WD  |                      | 0 0     | 30 12                | 360.00             |                                     | SF                        | 13.00    | 13.00                   |           | 100               | 2021        | 2021           | 3              | 97                   | 4,540           |            |                             |                        |         |                   |              |                           |          |            |  |              |  |           |  |  |  |  |  |  |  |
| 9                        | 0350             | CARPORT WD  |                      | 0 0     | 20 12                | 240.00             |                                     | SF                        | 13.00    | 13.00                   |           | 100               | 2021        | 2021           | 3              | 97                   | 3,026           |            |                             |                        |         |                   |              |                           |          |            |  |              |  |           |  |  |  |  |  |  |  |
| 10                       | 0350             | CARPORT WD  |                      | 0 0     | 20 12                | 240.00             |                                     | SF                        | 13.00    | 13.00                   |           | 100               | 2021        | 2021           | 3              | 97                   | 3,026           |            |                             |                        |         |                   |              |                           |          |            |  |              |  |           |  |  |  |  |  |  |  |
| LAND DESCRIPTION         |                  |             |                      |         |                      |                    | TOTAL OB/XF 32,173                  |                           |          |                         |           |                   |             |                |                |                      |                 |            |                             |                        |         |                   |              |                           |          |            |  |              |  |           |  |  |  |  |  |  |  |
| 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                        | 005000           | C           | RURAL HOME           |         | 0                    |                    | OR                                  | 0.00                      | 0.00     | 2.88                    | AC        |                   | 1.00        | 1.00           | 1.00           | 75,000.00            | 75,000.00       | 216,000    |                             |                        |         |                   |              |                           |          |            |  |              |  |           |  |  |  |  |  |  |  |
| 2                        | 005601           | A           | TIMB2-3 SI           |         | 0                    |                    |                                     | 0.00                      | 0.00     | 20.31                   | AC        |                   | 1.00        | 1.00           | 1.00           | 350.00               | 350.00          | 7,108      |                             |                        |         |                   |              |                           |          |            |  |              |  |           |  |  |  |  |  |  |  |
| 3                        | 006005           | A           | PAST/GRAZE           |         | 0                    |                    |                                     | 0.00                      | 0.00     | 9.22                    | AC        |                   | 1.00        | 1.00           | 1.00           | 440.00               | 440.00          | 4,057      |                             |                        |         |                   |              |                           |          |            |  |              |  |           |  |  |  |  |  |  |  |
| 4                        | 005600           | A           | TIMBER 3 SI          |         | 0                    |                    |                                     | 0.00                      | 0.00     | 9.08                    | AC        |                   | 1.00        | 1.00           | 1.00           | 410.00               | 410.00          | 3,723      |                             |                        |         |                   |              |                           |          |            |  |              |  |           |  |  |  |  |  |  |  |
| 5                        | 006000           | A           | PAST1/HAY            |         | 0                    |                    |                                     | 0.00                      | 0.00     | 2.31                    | AC        |                   | 1.00        | 1.00           | 1.00           | 440.00               | 440.00          | 1,016      |                             |                        |         |                   |              |                           |          |            |  |              |  |           |  |  |  |  |  |  |  |
| 6                        | 009530           | C           | POND                 |         | 0                    |                    |                                     | 0.00                      | 0.00     | 2.25                    | AC        |                   | 1.00        | 1.00           | 1.00           | 2,500.00             | 2,500.00        | 5,625      |                             |                        |         |                   |              |                           |          |            |  |              |  |           |  |  |  |  |  |  |  |
| REVIEW DATE              |                  | 12/16/2021  |                      | BY      | KK                   | Total Acres: 46.05 |                                     | Total Land Value: 237,529 |          |                         |           | Market: 1,636,800 |             |                |                | Agricultural: 15,904 |                 |            |                             | Common: 221,625        |         |                   |              | PRINTED 08/02/2023 BY SYS |          |            |  |              |  |           |  |  |  |  |  |  |  |



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 05 | AVERAGE 100    |
| Roof Structur            | 04 | WOOD TRUSS 100 |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 07 | NONE 100       |
| Interior Floo            | 01 | NONE 60        |
| Interior Floo            | 03 | CONC FINSH 40  |
| Air Condition            | 01 | NONE 100       |
| Heating Type             | 01 | NONE 100       |
| Fixtures                 |    | 0 100          |
| Frame                    | 02 | WOOD FRAME 100 |
| Story Height             |    | 14 100         |
| RMS                      |    | 0 100          |
| Stories                  | 1. | 1. 100         |
| Units                    |    | 0 100          |
| Occupancy                | 00 | NONE 100       |

|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 03      | Quality Level 03 |
| DOR CODE         | 5000    | IMPROVED AG      |
| MAP NUM          |         | MKT AREA 04      |
| NEIGHBORHOOD/LOC | 4005.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 3,448            | 100         | 3,448        | 29,430               |
| BAS       | 1,764            | 100         | 1,764        | 15,056               |
| PTO       | 55               | 5           | 3            | 25                   |
| PTO       | 186              | 5           | 9            | 77                   |
| UOP       | 22               | 20          | 4            | 34                   |
| UOP       | 22               | 20          | 4            | 34                   |
| UOP       | 504              | 20          | 101          | 862                  |
| TOTALS    | 6,001            |             | 5,333        | 45,518               |

| EXTRA FEATURES |            |             |     |     |    |    |        |    |       |                |       |
|----------------|------------|-------------|-----|-----|----|----|--------|----|-------|----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS  | UT | Adj R | ADJ UNIT PRICE | NOTES |
| 11             | 0350       | CARPORT WD  | 0   | 0   | 16 | 12 | 192.00 | SF | 13.00 | 13.00          |       |
| 12             | 0350       | CARPORT WD  | 0   | 0   | 20 | 12 | 240.00 | SF | 13.00 | 13.00          |       |
| 13             | 0855       | CONC PAVER  | 0   | 0   | 24 | 36 | 864.00 | SF | 10.00 | 10.00          |       |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |       |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | NOTES |
| 7                | 009910   | M   | MKT. VAL. AG         | 0   |     |          | 0.00  | 0.00  | 40.92       | AC        |       |

| MARKET ADJUSTMENTS                  |     |           |             |                |                |      |      |      |      |       |        |
|-------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE                                | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |
| 8800                                | 04  | 5,333     | 45.4104     | 18.16          | 96,847         | 1999 | 2002 | 0    | 0    | 53.00 | 47.00  |
| 2 STABLES - 0% - 0                  |     |           |             |                |                |      |      |      |      |       |        |
| Heated Area: 5212 HX Base Yr        |     |           |             |                |                |      |      |      |      |       |        |
|                                     |     |           |             |                |                |      |      |      |      |       |        |
| 95540 CLEMENTS RD, FERNANDINA BEACH |     |           |             |                |                |      |      |      |      |       |        |

|          |            |    |           |            |
|----------|------------|----|-----------|------------|
| BLD DATE | 12/16/2021 | KK | LGL DATE  |            |
| XF DATE  | 12/16/2021 | KK | LAND DATE | 05/30/2023 |
| INC DATE |            |    | AG DATE   | MLU        |

| NASSAU COUNTY PROPERTY    |           |  |             |
|---------------------------|-----------|--|-------------|
| VALUATION SUMMARY         |           |  | PAGE 2 of 3 |
| VALUATION BY              | STANDARD  |  |             |
| Tax Group: 4              | Tax Dist: |  |             |
| BUILDING MARKET VALUE     | 450,863   |  |             |
| TOTAL MARKET OB/XF VALUE  | 45,914    |  |             |
| TOTAL LAND VALUE - MARKET | 1,858,425 |  |             |
| TOTAL MARKET VALUE        | 734,306   |  |             |
| SOH/AGL Deduction         | 143,892   |  |             |
| ASSESSED VALUE            | 590,414   |  |             |
| TOTAL EXEMPTION VALUE     | 0         |  |             |
| BASE TAXABLE VALUE        | 590,414   |  |             |
| TOTAL JUST VALUE          | 2,355,202 |  |             |
| NCON VALUE                | 0         |  |             |
| INCOME VALUE              |           |  |             |
| PREVIOUS YEAR MKT VALUE   | 522,282   |  |             |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |

| SALES DATA                     |           |           |     |     |        |            |  |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 2473/0159                      | 6/17/2021 | WD U      | I   | 11  |        | 100        |  |
| GRANTOR: WOODALL DUANE DAVID & |           |           |     |     |        |            |  |
| GRANTEE: WOODBERRY FARM 16 A   |           |           |     |     |        |            |  |
| 2429/0514                      | 1/28/2021 | WD U      | V   | 11  |        | 100        |  |
| GRANTOR: TSB OF NASSAU COUNTY  |           |           |     |     |        |            |  |
| GRANTEE: WOODALL DUANE DAVID   |           |           |     |     |        |            |  |

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

| BUILDING DIMENSIONS                                                                                                                                                                                                                                     |  |  |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| UOP=[YR=2013] W14 BAS=[YR=2007] W49 PTO=[YR=2013] N5W11S5<br>UOP=[YR=2000] S2 E11 N2 W11\$ E11\$ S2 BAS=[YR=1999] W11 N2 W86<br>S36 E67 PTO=[YR=2013] S6 E31 N6 W1 UOP=[YR=2000] W11 N2 E11<br>S2\$ W30\$ E19 N2 E11 N32\$ S34 E49 N36\$ S36 E14 N36\$. |  |  |  |  |  |  |  |  |  |  |  |

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