

| ELEMENT          |                  | CD               | CONSTRUCTION |
|------------------|------------------|------------------|--------------|
| Exterior Wall    | 10               | ABOVE AVG        | 70           |
| Exterior Wall    | 14               | WD SHINGLE       | 30           |
| Roof Structure   | 04               | WOOD TRUSS       | 100          |
| Roof Cover       | 12               | MODULAR MT       | 100          |
| Interior Wall    | 06               | CUST PANEL       | 70           |
| Interior Wall    | 05               | DRYWALL          | 30           |
| Interior Floor   | 09               | PINE WOOD        | 80           |
| Interior Floor   | 15               | HARDTILE         | 20           |
| Ceiling          | 03               | PART.FIN.        | 100          |
| Air Condition    | 03               | CENTRAL          | 100          |
| Heating Type     | 04               | AIR DUCTED       | 100          |
| Fixtures         |                  | 30               | 100          |
| Frame            | 02               | WOOD FRAME       | 100          |
| Story Height     |                  | 8                | 100          |
| RMS              |                  | 8                | 100          |
| Stories          | 2.               | 2.               | 100          |
| Units            |                  | 0                | 100          |
| BUDS Adjustme    | 04               | DIST 01          | 100          |
| Quality          | 08               | Quality Level    | 03           |
| DOR CODE         | 2100             | RESTAURANTS/CAFE |              |
| MAP NUM          |                  | MKT AREA         | 04           |
| NEIGHBORHOOD/LOC | 4002.00          |                  |              |
| AREA TYPE        | TOTAL GROSS AREA | PCT OF BASE      | TOT ADJ AREA |
| BAL              | 162              | 15               | 24           |
| BAS              | 3,525            | 100              | 3,525        |
| BAS              | 972              | 100              | 972          |
| BAS              | 486              | 100              | 486          |
| CAN              | 120              | 30               | 36           |
| CAN              | 432              | 30               | 130          |
| CAN              | 244              | 30               | 73           |
| CAN              | 270              | 30               | 81           |
| DCK              | 147              | 10               | 15           |
| FDU              | 120              | 60               | 72           |
| TOTALS           | 7,594            |                  | 6,352        |

| MARKET ADJUSTMENTS |          |           |             |                |                   |     |            |      |      |      |        |
|--------------------|----------|-----------|-------------|----------------|-------------------|-----|------------|------|------|------|--------|
| TYPE               | MDL      | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW    | AYB | EYB        | ECON | FNCT | NORM | % COND |
| 1                  | RSTARANT | 1         | 0%          | 0              | Heated Area: 5851 |     | HX Base Yr |      |      |      |        |

| VALUATION BY              |           | STANDARD  |
|---------------------------|-----------|-----------|
| Tax Group: 7              | Tax Dist: |           |
| BUILDING MARKET VALUE     |           | 642,180   |
| TOTAL MARKET OB/XF VALUE  |           | 76,702    |
| TOTAL LAND VALUE - MARKET |           | 419,631   |
| TOTAL MARKET VALUE        |           | 1,138,513 |
| SOH/AGL Deduction         |           | 507,144   |
| ASSESSED VALUE            |           | 631,369   |
| TOTAL EXEMPTION VALUE     |           | 0         |
| BASE TAXABLE VALUE        |           | 631,369   |
| TOTAL JUST VALUE          |           | 1,138,513 |
| NCON VALUE                |           | 0         |
| INCOME VALUE              |           | 0         |
| PREVIOUS YEAR MKT VALUE   |           | 706,464   |

| PERMIT NUM | DESCRIPTION      | AMT     | ISSUED     |
|------------|------------------|---------|------------|
| B1633139   | REMODEL-KIT/BATH | 208,821 | 09/01/2016 |
| B25881     | DEMOLITION       | 200     | 04/01/2012 |
| B011178    | NEW CONSTR       | 18,000  | 02/01/2001 |
| 0071178    | DEMOLITION       | 0       | 05/01/2000 |
| 984991     | REMODEL          | 10,450  | 05/01/1998 |
| 96 2948    | ADDITION         | 28,290  | 07/16/1996 |

| SALES DATA                     |            |           |       |       |        |            |
|--------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number              | DATE       | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2006/1387                      | 10/02/2015 | WD        | U     | I     | 38     | 324,600    |
| GRANTOR: LESUEUR-RICHMOND SLAT |            |           |       |       |        |            |
| GRANTEE: NASSAU TRUST LLC      |            |           |       |       |        |            |
| 1642/1815                      | 10/05/2009 | WD        | Q     | I     | 01     | 625,000    |
| GRANTOR: MCCARTHY FAMILY LIMIT |            |           |       |       |        |            |
| GRANTEE: LESUEUR-RICHMOND SL   |            |           |       |       |        |            |

| EXTRA FEATURES |            |             |     |     |    |   |          |    |          |                |           |
|----------------|------------|-------------|-----|-----|----|---|----------|----|----------|----------------|-----------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W | UNITS    | UT | Adj R    | ADJ UNIT PRICE | ORIG COND |
| 1              | 0812       | CONCRETE C  | 0   | 0   | 0  | 0 | 3,458.00 | SF | 2.00     | 2.00           | 100       |
| 2              | 0812       | CONCRETE C  | 0   | 0   | 0  | 0 | 1,373.00 | SF | 4.00     | 4.00           | 100       |
| 3              | 0971       | ST LGHT OV  | 0   | 0   | 0  | 0 | 3.00     | UT | 1,555.00 | 1,555.00       | 100       |
| 4              | 1242       | WD DECK A   | 0   | 0   | 0  | 0 | 144.00   | SF | 10.00    | 10.00          | 100       |
| 5              | 0443       | STK FNC 6'  | 0   | 0   | 0  | 0 | 78.00    | LF | 10.00    | 10.00          | 100       |
| 7              | 0464       | FNC GT 10'  | 0   | 0   | 0  | 0 | 2.00     | UT | 280.00   | 280.00         | 100       |
| 8              | 0142       | BAR TOP A   | 0   | 0   | 0  | 0 | 22.00    | LF | 165.00   | 165.00         | 100       |
| 12             | 1242       | WD DECK A   | 0   | 0   | 12 | 8 | 96.00    | SF | 10.00    | 10.00          | 100       |
| 13             | 1242       | WD DECK A   | 0   | 0   | 16 | 5 | 80.00    | SF | 10.00    | 10.00          | 100       |
| 14             | 4950       | BOLLARD     | 0   | 0   | 0  | 0 | 6.00     | UT | 100.00   | 100.00         | 100       |

| TOTAL OB/XF |            |             |     |            |   |    |                                  |           |       |                |           |  |
|-------------|------------|-------------|-----|------------|---|----|----------------------------------|-----------|-------|----------------|-----------|--|
| L N         | OB/XF CODE | DESCRIPTION | BLD | CAP        | L | W  | UNITS                            | UT        | Adj R | ADJ UNIT PRICE | ORIG COND |  |
|             |            |             |     |            |   |    | 96106 WADES PL, FERNANDINA BEACH |           |       |                |           |  |
|             |            | BLD DATE    |     | 03/23/2018 |   | KK |                                  | LGL DATE  |       |                |           |  |
|             |            | XF DATE     |     | 03/23/2018 |   | KK |                                  | LAND DATE |       |                |           |  |
|             |            | INC DATE    |     |            |   |    |                                  | AG DATE   |       |                |           |  |
| TOTALS      |            |             |     |            |   |    | 7,594                            |           |       | 6,352          | 471,642   |  |

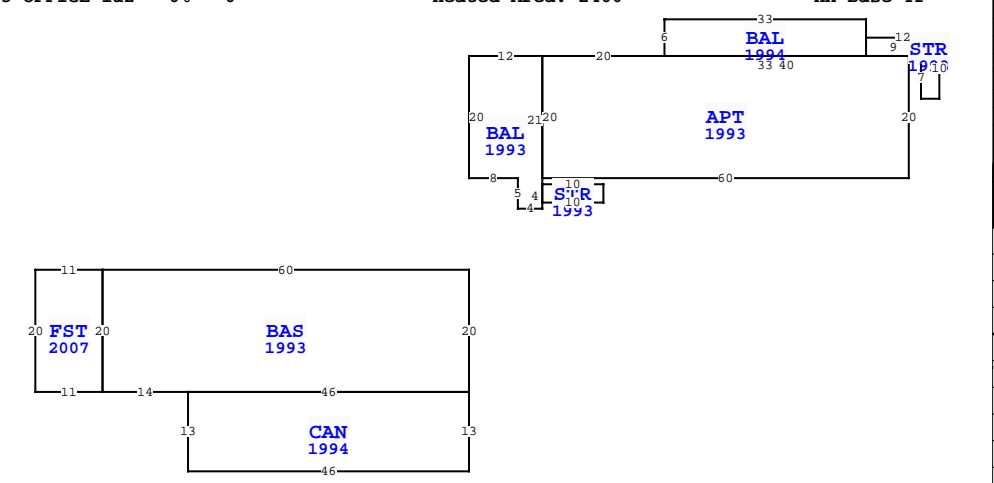
| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|                |  |  |  |  |  |  |  |  |  |  |  |

| BUILDING DIMENSIONS  |  |  |  |  |  |  |  |  |  |  |  |
|--|--|--|--|--|--|--|--|--|--|--|--|
| CAN=[YR=1997] W54 S5 BAS=[YR=1997] S23 BAS=[YR=1993] S15 E9 S13 E8 CAN=[YR=1994] S12 E10 N12 W10\$ E17 S8 E35 BAS=[YR=2007] E27 N10 CAN=[YR=1994] E12 N36 FST=[YR=2008] N8 CAN=[YR=1997] N3 W33 DCK=[YR=1997] N7 W21 S7 E21\$ W5 S8 E26 N5 E12\$ W12 S8 E12\$ W12 S36\$ N8 W27 S18\$ N18 E27 N31 W26 N8 W16 S15 W45 S6 W9\$ E9 N6 E45 N17 W54\$ E54 N5\$ PTR= E58 FDU=[YR=1998] E12 S10 W12 N10\$ W58\$ PTR=N40 W95 FUS=[YR=1993] W20 FST=[YR=1993] N4 W4 S4 E4\$ W6 S2 FUS=[YR=2008] W9 S16 BAL=[YR=2008] S7 STR=[YR=2017] W9 N7 W4 S11 E13 N4\$ S11 E9 N18 W9\$ E9 N16\$ S28 E16 STR=[YR=1993] E10 N8 W4 S4 W6 S4\$ N4 E6 N4 E4 N22\$ S40 E95\$. |  |  |  |  |  |  |  |  |  |  |  |

| 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 | DPTH FACT   | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
| 1                | 002100   | C   | RESTAURANT           | 0   |     | CG       | 90.00 | 400.00 | 55,950.00   | SF        |     | 1.00        | 1.00   | 0.50    | 15.00      | 7.50           | 419,625    |                             |      |         |      |     |    |        |
| 2                | 009615   | C   | SLOUGH-MAS           | 0   |     |          | 0.00  | 0.00   | 0.23        | AC        |     | 1.00        | 1.00   | 1.00    | 25.00      | 25.00          | 6          |                             |      |         |      |     |    |        |

| BUILDING CHARACTERISTICS |                   |
|--------------------------|-------------------|
| ELEMENT                  | CD CONSTRUCTION   |
| Exterior Wall            | 14 WD SHINGLE 100 |
| Roof Structur            | 04 WOOD TRUSS 100 |
| Roof Cover               | 12 MODULAR MT 100 |
| Interior Wall            | 05 DRYWALL 100    |
| Interior Floor           | 03 CONC FINSH 50  |
| Interior Floor           | 14 CARPET 50      |
| Ceiling                  | 02 F.NOT SUS 100  |
| Air Condition            | 03 CENTRAL 100    |
| Heating Type             | 04 AIR DUCTED 100 |
| Fixtures                 | 15 100            |
| Frame                    | 02 WOOD FRAME 100 |
| Story Height             | 8 100             |
| RMS                      | 13 100            |
| Stories                  | 2. 2. 100         |
| Units                    | 0 100             |
| BUD8 Adjustme            | 04 DIST 01 100    |
| Occupancy                | 00 NONE 100       |

| MARKET ADJUSTMENTS |     |           |             |                |                |      |      |      |      |       |        |  |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|--|
| TYPE               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |  |
| 1701               | 04  | 2,767     | 80.4492     | 114.24         | 316,102        | 1984 | 1984 | 0    | 0    | 53.00 | 47.00  |  |



| Quality          |                  |             |              |                      |
|------------------|------------------|-------------|--------------|----------------------|
| DOR CODE         | RESTAURANTS/CAFE |             |              |                      |
| 2100             | RESTAURANTS/CAFE |             |              |                      |
| MAP NUM          | MKT AREA 04      |             |              |                      |
| NEIGHBORHOOD/LOC | 4002.00          |             |              |                      |
| AREA TYPE        | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
| APT              | 1,200            | 100         | 1,200        | 64,431               |
| BAL              | 260              | 15          | 39           | 2,094                |
| BAL              | 198              | 15          | 30           | 1,611                |
| BAS              | 1,200            | 100         | 1,200        | 64,431               |
| CAN              | 598              | 30          | 179          | 9,611                |
| FST              | 220              | 50          | 110          | 5,906                |
| STR              | 30               | 10          | 3            | 161                  |
| STR              | 57               | 10          | 6            | 322                  |
| TOTALS           | 3,763            |             | 2,767        | 148,568              |

| 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 |
| 15             | 0143       | BAR TOP G   | 0       | 0 | 29 | 0     | 29.00    | LF    | 315.00         | 100       | 1981    | 1981        | 3 | 20     | 1,827           |       |
| 16             | 0803       | ASPHALT C   | 0       | 0 | 0  | 0     | 3,388.00 | SF    | 0.20           | 100       | 1999    | 1999        | 3 | 50     | 339             |       |
| 20             | 0310       | AL GANG WY  | 0       | 0 | 24 | 0     | 24.00    | LF    | 115.00         | 100       | 1999    | 1999        | 3 | 20     | 552             |       |
| 21             | 0317       | DCK PLNG W  | 0       | 0 | 0  | 0     | 5.00     | UT    | 1,000.00       | 100       | 1999    | 1999        | 3 | 20     | 1,000           |       |
| 22             | 0306       | BOAT RAMP   | 0       | 0 | 0  | 0     | 1.00     | UT    | 3,000.00       | 100       | 1999    | 1999        | 3 | 100    | 3,000           |       |
| 40             | 0978       | SECURTY LT  | 0       | 0 | 0  | 0     | 3.00     | UT    | 450.00         | 100       | 2000    | 2000        | 3 | 55     | 743             |       |
| 41             | 0825       | BRICK       | 0       | 0 | 0  | 0     | 1,048.00 | SF    | 6.25           | 100       | 1990    | 1990        | 3 | 87     | 5,699           |       |
| 42             | 0940       | SHEDS/PORT  | 0       | 0 | 20 | 8     | 160.00   | SF    | 30.00          | 100       | 2000    | 2000        | 3 | 20     | 960             |       |
| 43             | 0418       | EXHST FAN   | 0       | 0 | 0  | 0     | 2.00     | UT    | 400.00         | 100       | 2000    | 2000        | 3 | 20     | 160             |       |
| 44             | 0855       | CONC PAVER  | 0       | 0 | 0  | 0     | 721.00   | SF    | 10.00          | 100       | 2010    | 2010        | 3 | 92     | 6,633           |       |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|-----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPHT FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|                  |          |     |                      |     |     |          |       |       |             |           |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|
| 20,913      |  |  |  |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |              | PAGE 2 of 3 |
|---------------------------|--------------|-------------|
| VALUATION SUMMARY         |              | 7           |
| VALUATION BY              | Tax Group: 7 | STANDARD    |
| BUILDING MARKET VALUE     | Tax Dist:    | 642,180     |
| TOTAL MARKET OB/XF VALUE  |              | 76,702      |
| TOTAL LAND VALUE - MARKET |              | 419,631     |
| TOTAL MARKET VALUE        |              | 1,138,513   |
| SOH/AGL Deduction         |              | 507,144     |
| ASSESSED VALUE            |              | 631,369     |
| TOTAL EXEMPTION VALUE     |              | 0           |
| BASE TAXABLE VALUE        |              | 631,369     |
| TOTAL JUST VALUE          |              | 1,138,513   |
| NCON VALUE                |              | 0           |
| INCOME VALUE              |              | 0           |
| PREVIOUS YEAR MKT VALUE   |              | 706,464     |

| PERMIT NUM | DESCRIPTION | AMT   | ISSUED     |
|------------|-------------|-------|------------|
| 0570       | ADDITION    | 5,428 | 10/01/1993 |
| 8179       | CHNGE SRVC  | 600   | 05/18/1992 |
| 6475       | XFOB        | 7,488 | 05/17/1990 |

| SALES DATA                     |            |           |       |       |        |            |
|--------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number              | DATE       | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2006/1387                      | 10/02/2015 | WD        | U     | I     | 38     | 324,600    |
| GRANTOR: LESUEUR-RICHMOND SLAT |            |           |       |       |        |            |
| GRANTEE: NASSAU TRUST LLC      |            |           |       |       |        |            |
| 1642/1815                      | 10/05/2009 | WD        | Q     | I     | 01     | 625,000    |
| GRANTOR: MCCARTHY FAMILY LIMIT |            |           |       |       |        |            |
| GRANTEE: LESUEUR-RICHMOND SL   |            |           |       |       |        |            |

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

| BUILDING DIMENSIONS  |  |
|--|--|
| BAS=[YR=1993] W60 FST=[YR=2007] W11 S20 E11 N20\$ S20 E14  |  |
| CAN=[YR=1994] S13 E46 N13 W46\$ E46 N20\$ PTR= N35         |  |
| BAL=[YR=1993] E12 APT=[YR=1993] E20 BAL=[YR=1994] N6 E33   |  |
| S3 STR=[YR=1993] E12 S10 W3 N7 W9 N3\$ S3 W33\$ E40S20 W60 |  |
| N20\$ S21 STR=[YR=1993] E10 S3 W10 N3\$ S4 W4 N5 W8 N20 \$ |  |
| S35\$.   |  |

