



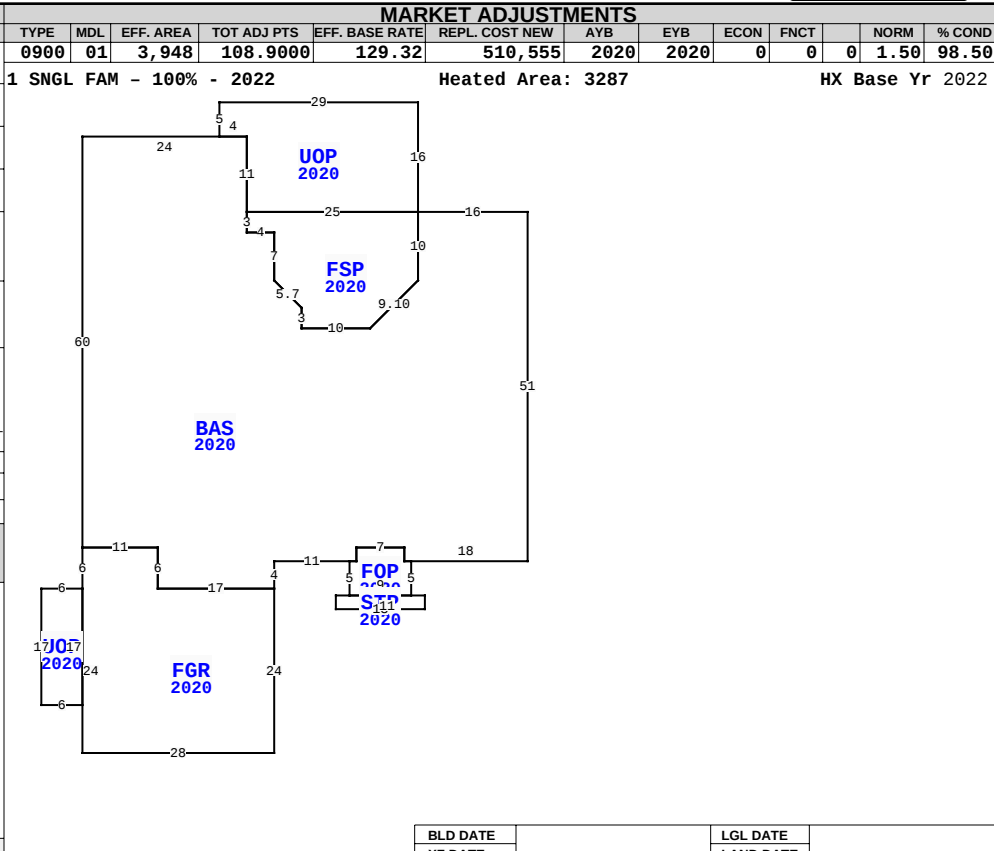
| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 20 | FACE BRICK 100 |
| Roof Structur            | 08 | IRREGULAR 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 08 | SHT VINYL 70   |
| Interior Floo            | 14 | CARPET 30      |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 3.5 100        |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  |    | 1. 100         |
| Units                    |    | 0 100          |
| Occupancy                | 00 | NONE 100       |

|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 05      | Quality Level 05 |
| DOR CODE         | 0100    | SINGLE FAMILY    |
| MAP NUM          |         | MKT AREA 05      |
| NEIGHBORHOOD/LOC | 5002.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 3,287            | 100         | 3,287        | 418,699              |
| FGR       | 738              | 55          | 406          | 51,716               |
| FOP       | 59               | 30          | 18           | 2,293                |
| FSP       | 325              | 40          | 130          | 16,560               |
| STP       | 26               | 10          | 3            | 382                  |
| UOP       | 102              | 20          | 20           | 2,547                |
| UOP       | 420              | 20          | 84           | 10,700               |
| TOTALS    | 4,957            |             | 3,948        | 502,897              |

| EXTRA FEATURES |            |             |         |    |    |          |    |          |                |           |         |
|----------------|------------|-------------|---------|----|----|----------|----|----------|----------------|-----------|---------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L  | W  | UNITS    | UT | Adj R    | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1              | 0304       | DOCK MD WD  | 0 100   | 27 | 5  | 135.00   | SF | 28.00    | 28.00          | 100       | 2016    |
| 2              | 0500       | FP-PRE FAB  | 0 100   | 0  | 0  | 1.00     | UT | 3,500.00 | 3,500.00       | 100       | 2020    |
| 3              | 0812       | CONCRETE C  | 0 100   | 0  | 0  | 6,518.00 | SF | 4.00     | 4.00           | 100       | 2020    |
| 4              | 0310       | AL GANG WY  | 0 100   | 0  | 0  | 48.00    | LF | 115.00   | 115.00         | 100       | 2020    |
| 5              | 0317       | DCK PLNG W  | 0 100   | 0  | 0  | 2.00     | UT | 1,000.00 | 1,000.00       | 100       | 2020    |
| 6              | 0303       | FLT DOCK W  | 0 100   | 18 | 10 | 180.00   | SF | 26.00    | 26.00          | 100       | 2020    |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |      |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T  |
| 1                | 000132   | C   | SFR RIVER            | 100 |     | OR       | 0.00  | 0.00  | 1.00        | LT        | 1.00 |



|                                |    |          |                |           |         |             |   |        |                 |       |
|--------------------------------|----|----------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 49194 RIVER BLUFF DR, HILLIARD |    |          |                | XF DATE   |         | LAND DATE   |   |        |                 |       |
|                                |    |          |                | INC DATE  |         | AG DATE     |   |        |                 |       |
| UNITS                          | UT | Adj R    | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES |
| 135.00                         | SF | 28.00    | 28.00          | 100       | 2016    | 2016        | 3 | 84     | 3,175           |       |
| 1.00                           | UT | 3,500.00 | 3,500.00       | 100       | 2020    | 2020        | 3 | 99     | 3,465           |       |
| 6,518.00                       | SF | 4.00     | 4.00           | 100       | 2020    | 2020        | 3 | 99     | 25,811          |       |
| 48.00                          | LF | 115.00   | 115.00         | 100       | 2020    | 2020        | 3 | 93     | 5,134           |       |
| 2.00                           | UT | 1,000.00 | 1,000.00       | 100       | 2020    | 2020        | 3 | 93     | 1,860           |       |
| 180.00                         | SF | 26.00    | 26.00          | 100       | 2020    | 2020        | 3 | 95     | 4,446           |       |
|                                |    |          |                |           |         |             |   |        |                 |       |
|                                |    |          |                |           |         |             |   |        |                 |       |
|                                |    |          |                |           |         |             |   |        |                 |       |

| TOTAL OB/XF |            |            |                |            |                             |      |         |      |     |    |        |
|-------------|------------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 43,891      | TOT ADJ    | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
| 150,000.00  | 150,000.00 | 150,000    |                |            |                             |      |         |      |     |    |        |

| NASSAU COUNTY PROPERTY    |  |           |   |
|---------------------------|--|-----------|---|
| PAGE 1 of 1               |  |           | 4 |
| VALUATION SUMMARY         |  |           |   |
| VALUATION BY              |  | STANDARD  |   |
| Tax Group: 4              |  | Tax Dist: |   |
| BUILDING MARKET VALUE     |  | 502,897   |   |
| TOTAL MARKET OB/XF VALUE  |  | 43,891    |   |
| TOTAL LAND VALUE - MARKET |  | 150,000   |   |
| TOTAL MARKET VALUE        |  | 696,788   |   |
| SOH/AGL Deduction         |  | 56,446    |   |
| ASSESSED VALUE            |  | 640,342   |   |
| TOTAL EXEMPTION VALUE     |  | 50,000    |   |
| BASE TAXABLE VALUE        |  | 590,342   |   |
| TOTAL JUST VALUE          |  | 696,788   |   |
| NCON VALUE                |  | 0         |   |
| INCOME VALUE              |  |           |   |
| PREVIOUS YEAR MKT VALUE   |  | 621,691   |   |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 20009258   | CO ISSUED   | 0       | 10/05/2020 |
| 2002105    | NEW CONSTR  | 426,335 | 03/09/2020 |

| SALES DATA                     |            |           |       |       |        |
|--------------------------------|------------|-----------|-------|-------|--------|
| OFF RECORD Number              | DATE       | TYPE INST | Q / U | V / I | RSN CD |
| 2164/0964                      | 12/13/2017 | WD        | Q     | I     | 01     |
| GRANTOR: BROCK CHADWICK W & EL |            |           |       |       |        |
| GRANTEE: FRANKLIN GREG         |            |           |       |       |        |
| 1870/1333                      | 7/30/2013  | WD        | Q     | V     | 02     |
| GRANTOR: ALLISON LANDS INC     |            |           |       |       |        |
| GRANTEE: BROCK CHADWICK W &    |            |           |       |       |        |

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

| BUILDING DIMENSIONS                                           |  |  |  |  |  |
|---------------------------------------------------------------|--|--|--|--|--|
| BAS=[YR=2020] W16 UOP=[YR=2020] N16 W29 S5 E4 S11             |  |  |  |  |  |
| FSP=[YR=2020] S3 E4 S7 R4 D4 S3 E10 U7 R7 N10 W25\$ E25\$ S10 |  |  |  |  |  |
| D7 L7 W10 N3 U4 L4 N7 W4 N3 N11 W24 S60 FGR=[YR=2020] S6      |  |  |  |  |  |
| UOP=[YR=2020] W6 S17 E6 N17\$ S24 E28 N24 W17 N6 W11\$ E11 S6 |  |  |  |  |  |
| E17 N4 E11 FOP=[YR=2020] S5 STP=[YR=2020] W2 S2 E13 N2 W11\$  |  |  |  |  |  |
| E9 N5 W1 N2 W7 S2 W1\$ E1 N2 E7 S2 E18 N51\$.                 |  |  |  |  |  |