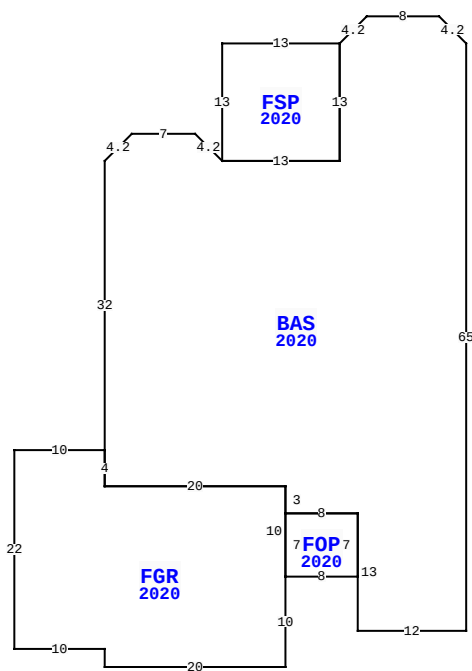




| BUILDING CHARACTERISTICS |                  |                  |                                                                                   |                      |                         |             |                |                |        | MARKET ADJUSTMENTS |           |         |                   |      |                        |                   |          |    |  | 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            | 31               | HARDIE BRD 100   | 0100                                                                              | 01                   | 2,327                   | 115.4440    | 104.19         | 242,450        | 2020   | 2020               | 0         | 0       | 0                 | 0.50 | 99.50                  | VALUATION BY      | STANDARD |    |  |                        |  |  |                         |  |           |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| Roof Structur            | 08               | IRREGULAR 100    | 1 SINGLE FAM - 100% - 2023                                                        |                      |                         |             |                |                |        |                    |           |         | Heated Area: 1901 |      |                        |                   |          |    |  |                        |  |  | HX Base Yr 2023         |  |           |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| Roof Cover               | 03               | COMP SHNGL 100   |  |                      |                         |             |                |                |        |                    |           |         |                   |      |                        |                   |          |    |  |                        |  |  | Tax Group: 4            |  |           |  |  |  |  |  |  |  | Tax Dist:                 |  |  |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| Interior Wall            | 05               | DRYWALL 100      |                                                                                   |                      |                         |             |                |                |        |                    |           |         |                   |      |                        |                   |          |    |  |                        |  |  |                         |  |           |  |  |  |  |  |  |  | BUILDING MARKET VALUE     |  |  |  |  |  |  |  |  |  | 241,238         |  |  |  |  |  |  |  |  |  |
| Interior Floo            | 11               | CLAY TILE 60     |                                                                                   |                      |                         |             |                |                |        |                    |           |         |                   |      |                        |                   |          |    |  |                        |  |  |                         |  |           |  |  |  |  |  |  |  | TOTAL MARKET OB/XF VALUE  |  |  |  |  |  |  |  |  |  | 8,370           |  |  |  |  |  |  |  |  |  |
| Interior Floo            | 14               | CARPET 40        |                                                                                   |                      |                         |             |                |                |        |                    |           |         |                   |      |                        |                   |          |    |  |                        |  |  |                         |  |           |  |  |  |  |  |  |  | TOTAL LAND VALUE - MARKET |  |  |  |  |  |  |  |  |  | 60,000          |  |  |  |  |  |  |  |  |  |
| Air Condition            | 03               | CENTRAL 100      |                                                                                   |                      |                         |             |                |                |        |                    |           |         |                   |      |                        |                   |          |    |  |                        |  |  |                         |  |           |  |  |  |  |  |  |  | TOTAL MARKET VALUE        |  |  |  |  |  |  |  |  |  | 309,608         |  |  |  |  |  |  |  |  |  |
| Heating Type             | 04               | AIR DUCTED 100   |                                                                                   |                      |                         |             |                |                |        |                    |           |         |                   |      |                        |                   |          |    |  |                        |  |  |                         |  |           |  |  |  |  |  |  |  | SOH/AGL Deduction         |  |  |  |  |  |  |  |  |  | 0               |  |  |  |  |  |  |  |  |  |
| Bedrooms                 |                  | 3 100            |                                                                                   |                      |                         |             |                |                |        |                    |           |         |                   |      |                        |                   |          |    |  |                        |  |  |                         |  |           |  |  |  |  |  |  |  | ASSESSED VALUE            |  |  |  |  |  |  |  |  |  | 309,608         |  |  |  |  |  |  |  |  |  |
| Bathrooms                |                  | 2 100            |                                                                                   |                      |                         |             |                |                |        |                    |           |         |                   |      |                        |                   |          |    |  |                        |  |  |                         |  |           |  |  |  |  |  |  |  | TOTAL EXEMPTION VALUE     |  |  |  |  |  |  |  |  |  | HX HB VX 55,000 |  |  |  |  |  |  |  |  |  |
| Frame                    | 02               | WOOD FRAME 100   |                                                                                   |                      |                         |             |                |                |        |                    |           |         |                   |      |                        |                   |          |    |  |                        |  |  |                         |  |           |  |  |  |  |  |  |  | BASE TAXABLE VALUE        |  |  |  |  |  |  |  |  |  | 254,608         |  |  |  |  |  |  |  |  |  |
| Stories                  | 1.               | 1. 100           |                                                                                   |                      |                         |             |                |                |        |                    |           |         |                   |      |                        |                   |          |    |  |                        |  |  |                         |  |           |  |  |  |  |  |  |  | TOTAL JUST VALUE          |  |  |  |  |  |  |  |  |  | 309,608         |  |  |  |  |  |  |  |  |  |
| Units                    |                  | 0 100            |                                                                                   |                      |                         |             |                |                |        |                    |           |         |                   |      |                        |                   |          |    |  |                        |  |  |                         |  |           |  |  |  |  |  |  |  | NCON VALUE                |  |  |  |  |  |  |  |  |  | 0               |  |  |  |  |  |  |  |  |  |
| Occupancy                | 00               | NONE 100         |                                                                                   |                      |                         |             |                |                |        |                    |           |         |                   |      |                        |                   |          |    |  |                        |  |  |                         |  |           |  |  |  |  |  |  |  | INCOME VALUE              |  |  |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |                                                                                   |                      |                         |             |                |                |        |                    |           |         |                   |      |                        |                   |          |    |  |                        |  |  | PREVIOUS YEAR MKT VALUE |  |           |  |  |  |  |  |  |  | 281,334                   |  |  |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |                                                                                   |                      |                         |             |                |                |        |                    |           |         |                   |      |                        |                   |          |    |  |                        |  |  |                         |  |           |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |                                                                                   |                      |                         |             |                |                |        |                    |           |         |                   |      |                        |                   |          |    |  |                        |  |  |                         |  |           |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |                                                                                   |                      |                         |             |                |                |        |                    |           |         |                   |      |                        |                   |          |    |  |                        |  |  |                         |  |           |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |                                                                                   |                      |                         |             |                |                |        |                    |           |         |                   |      |                        |                   |          |    |  |                        |  |  |                         |  |           |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| Quality                  | 03               | Quality Level 03 |                                                                                   |                      |                         |             |                |                |        |                    |           |         |                   |      |                        |                   |          |    |  |                        |  |  |                         |  |           |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| DOR CODE                 | 0100             | SINGLE FAMILY    |                                                                                   |                      |                         |             |                |                |        |                    |           |         |                   |      |                        |                   |          |    |  |                        |  |  |                         |  |           |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| MAP NUM                  |                  | MKT AREA         |                                                                                   |                      |                         |             |                |                |        |                    |           |         |                   |      |                        |                   |          |    |  |                        |  |  |                         |  |           |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC         | 4031.100         |                  |                                                                                   |                      |                         |             |                |                |        |                    |           |         |                   |      |                        |                   |          |    |  |                        |  |  |                         |  |           |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE      | TOT ADJ AREA                                                                      | SUBAREA MARKET VALUE |                         |             |                |                |        |                    |           |         |                   |      |                        |                   |          |    |  |                        |  |  |                         |  |           |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| BAS                      | 1,901            | 100              | 1,901                                                                             | 197,075              |                         |             |                |                |        |                    |           |         |                   |      |                        |                   |          |    |  |                        |  |  |                         |  |           |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| FGR                      | 620              | 55               | 341                                                                               | 35,351               |                         |             |                |                |        |                    |           |         |                   |      |                        |                   |          |    |  |                        |  |  |                         |  |           |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| FOP                      | 56               | 30               | 17                                                                                | 1,762                |                         |             |                |                |        |                    |           |         |                   |      |                        |                   |          |    |  |                        |  |  |                         |  |           |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| FSP                      | 169              | 40               | 68                                                                                | 7,050                |                         |             |                |                |        |                    |           |         |                   |      |                        |                   |          |    |  |                        |  |  |                         |  |           |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| TOTALS                   | 2,746            |                  | 2,327                                                                             | 241,238              |                         |             |                |                |        |                    |           |         |                   |      |                        |                   |          |    |  |                        |  |  |                         |  |           |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES           |                  |                  |                                                                                   |                      | 96389 GRANITE TR, YULEE |             |                |                |        |                    |           |         |                   |      | BLD DATE 04/05/2023 NW |                   |          |    |  |                        |  |  |                         |  | LGL DATE  |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |                                                                                   |                      |                         |             |                |                |        |                    |           |         |                   |      | XF DATE                |                   |          |    |  |                        |  |  |                         |  | 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                        | 0810             | CONCRETE A       | 0                                                                                 | 100                  | 21                      | 3           | 63.00          | SF             | 6.50   | 6.50               | 100       | 2020    | 2020              | 3    | 99                     | 405               |          |    |  |                        |  |  |                         |  |           |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| 2                        | 0810             | CONCRETE A       | 0                                                                                 | 100                  | 0                       | 0           | 812.00         | SF             | 6.50   | 6.50               | 100       | 2020    | 2020              | 3    | 99                     | 5,225             |          |    |  |                        |  |  |                         |  |           |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| 3                        | 0476             | VF 6 SBPL        | 0                                                                                 | 100                  | 0                       | 0           | 78.00          | LF             | 32.00  | 32.00              | 100       | 2020    | 2020              | 3    | 98                     | 2,446             |          |    |  |                        |  |  |                         |  |           |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| 4                        | 0470             | VNYL GATE        | 0                                                                                 | 100                  | 0                       | 0           | 1.00           | UT             | 300.00 | 300.00             | 100       | 2020    | 2020              | 3    | 98                     | 294               |          |    |  |                        |  |  |                         |  |           |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |                                                                                   |                      |                         |             |                |                |        |                    |           |         |                   |      |                        |                   |          |    |  |                        |  |  |                         |  |           |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |                                                                                   |                      |                         |             |                |                |        |                    |           |         |                   |      |                        |                   |          |    |  |                        |  |  |                         |  |           |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |                                                                                   |                      |                         |             |                |                |        |                    |           |         |                   |      |                        |                   |          |    |  |                        |  |  |                         |  |           |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |                                                                                   |                      |                         |             |                |                |        |                    |           |         |                   |      |                        |                   |          |    |  |                        |  |  |                         |  |           |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |                                                                                   |                      |                         |             |                |                |        |                    |           |         |                   |      |                        |                   |          |    |  |                        |  |  |                         |  |           |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |                                                                                   |                      |                         |             |                |                |        |                    |           |         |                   |      |                        |                   |          |    |  |                        |  |  |                         |  |           |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |                                                                                   |                      |                         |             |                |                |        |                    |           |         |                   |      |                        |                   |          |    |  |                        |  |  |                         |  |           |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |                                                                                   |                      |                         |             |                |                |        |                    |           |         |                   |      |                        |                   |          |    |  |                        |  |  |                         |  |           |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |                                                                                   |                      |                         |             |                |                |        |                    |           |         |                   |      |                        |                   |          |    |  |                        |  |  |                         |  |           |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |                                                                                   |                      |                         |             |                |                |        |                    |           |         |                   |      |                        |                   |          |    |  |                        |  |  |                         |  |           |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |                                                                                   |                      |                         |             |                |                |        |                    |           |         |                   |      |                        |                   |          |    |  |                        |  |  |                         |  |           |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |                                                                                   |                      |                         |             |                |                |        |                    |           |         |                   |      |                        |                   |          |    |  |                        |  |  |                         |  |           |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |                                                                                   |                      |                         |             |                |                |        |                    |           |         |                   |      |                        |                   |          |    |  |                        |  |  |                         |  |           |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |                                                                                   |                      |                         |             |                |                |        |                    |           |         |                   |      |                        |                   |          |    |  |                        |  |  |                         |  |           |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |                                                                                   |                      |                         |             |                |                |        |                    |           |         |                   |      |                        |                   |          |    |  |                        |  |  |                         |  |           |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |                                                                                   |                      |                         |             |                |                |        |                    |           |         |                   |      |                        |                   |          |    |  |                        |  |  |                         |  |           |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |                                                                                   |                      |                         |             |                |                |        |                    |           |         |                   |      |                        |                   |          |    |  |                        |  |  |                         |  |           |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |                                                                                   |                      |                         |             |                |                |        |                    |           |         |                   |      |                        |                   |          |    |  |                        |  |  |                         |  |           |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |                                                                                   |                      |                         |             |                |                |        |                    |           |         |                   |      |                        |                   |          |    |  |                        |  |  |                         |  |           |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |                                                                                   |                      |                         |             |                |                |        |                    |           |         |                   |      |                        |                   |          |    |  |                        |  |  |                         |  |           |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |                                                                                   |                      |                         |             |                |                |        |                    |           |         |                   |      |                        |                   |          |    |  |                        |  |  |                         |  |           |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |                                                                                   |                      |                         |             |                |                |        |                    |           |         |                   |      |                        |                   |          |    |  |                        |  |  |                         |  |           |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |                                                                                   |                      |                         |             |                |                |        |                    |           |         |                   |      |                        |                   |          |    |  |                        |  |  |                         |  |           |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |                                                                                   |                      |                         |             |                |                |        |                    |           |         |                   |      |                        |                   |          |    |  |                        |  |  |                         |  |           |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |                                                                                   |                      |                         |             |                |                |        |                    |           |         |                   |      |                        |                   |          |    |  |                        |  |  |                         |  |           |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |                                                                                   |                      |                         |             |                |                |        |                    |           |         |                   |      |                        |                   |          |    |  |                        |  |  |                         |  |           |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |                                                                                   |                      |                         |             |                |                |        |                    |           |         |                   |      |                        |                   |          |    |  |                        |  |  |                         |  |           |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |                                                                                   |                      |                         |             |                |                |        |                    |           |         |                   |      |                        |                   |          |    |  |                        |  |  |                         |  |           |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |                  |                                                                                   |                      |                         |             |                |                |        |                    |           |         |                   |      |                        |                   |          | </ |  |                        |  |  |                         |  |           |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |