

| BUILDING CHARACTERISTICS |           | CONSTRUCTION |     |           |             |
|--------------------------|-----------|--------------|-----|-----------|-------------|
| ELEMENT                  | CD        | TYPE         | MDL | EFF. AREA | TOT ADJ PTS |
| Floor                    |           | 5            | 100 | 0090000   | 772         |
| Recreation               | POOL      | POOL         | 100 |           |             |
| Recreation               | TENNIS CT | TENNIS CT    | 100 |           |             |
| Location                 | INTERIOR  | INTERIOR     | 100 |           |             |
| View Lump S              | OCEAN     | OCEAN        | 100 |           |             |
| Desirability             | 5TH FLOOR | 5TH FLOOR    | 100 |           |             |
| Balcony                  | FOP/PATIO | FOP/PATIO    | 100 |           |             |
| Parking                  | OPEN      | OPEN         | 100 |           |             |
| Bedrooms                 |           | 1            | 100 |           |             |
| Bathrooms                |           | 1            | 100 |           |             |
| Oth Rooms                |           | 2            | 100 |           |             |
| User Definition          | ORIGINAL  | ORIGINAL     | 100 |           |             |
| <b>TOTALS</b> 772 772    |           |              |     |           |             |

| MARKET ADJUSTMENTS   |     |           |                  |                |                |      |      |      |      |      |        |
|--|-----|-----------|------------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE   | MDL | EFF. AREA | TOT ADJ PTS      | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
|  |     |           | 1 CONDO - 0% - 0 |                |                | 1982 | 1982 | 100  | 100  | 0    |        |
| HX Base Yr   |     |           |                  |                |                |      |      |      |      |      |        |
| <div style="display: flex; justify-content: space-between;"> <span>BLD DATE</span> <span>XF DATE</span> <span>LGL DATE</span> </div> <div style="display: flex; justify-content: space-between;"> <span>INC DATE</span> <span>LAND DATE</span> <span>AG DATE</span> </div> |     |           |                  |                |                |      |      |      |      |      |        |

| VALUATION SUMMARY         |  |           | PAGE 1 of 1 | 8        |
|---------------------------|--|-----------|-------------|----------|
| VALUATION BY              |  |           |             | STANDARD |
| Tax Group: 8              |  | Tax Dist: |             |          |
| BUILDING MARKET VALUE     |  |           | 459,000     |          |
| TOTAL MARKET OB/XF VALUE  |  |           | 0           |          |
| TOTAL LAND VALUE - MARKET |  |           | 0           |          |
| TOTAL MARKET VALUE        |  |           | 459,000     |          |
| SOH/AGL Deduction         |  |           | 0           |          |
| ASSESSED VALUE            |  |           | 459,000     |          |
| TOTAL EXEMPTION VALUE     |  |           | 0           |          |
| BASE TAXABLE VALUE        |  |           | 459,000     |          |
| TOTAL JUST VALUE          |  |           | 459,000     |          |
| NCON VALUE                |  |           | 0           |          |
| INCOME VALUE              |  |           |             |          |
| PREVIOUS YEAR MKT VALUE   |  |           | 436,000     |          |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
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| SALES DATA                     |           |           |       |       |        |            |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2712/1546                      | 5/20/2024 | WD        | Q     | I     | 01     | 600,000    |
| GRANTOR: BACHETY NANCY L REVOC |           |           |       |       |        |            |
| GRANTEE: AMELIA SURF & RACQU   |           |           |       |       |        |            |
| 2443/1465                      | 3/15/2021 | WD        | Q     | I     | 01     | 426,000    |
| GRANTOR: HURRICANE SHOALS REAL |           |           |       |       |        |            |
| GRANTEE: BACHETY NANCY L & F   |           |           |       |       |        |            |

| EXTRA FEATURES |   |            |             |     |     |   |   |       |    |       |                |           |         |             | 4800 AMELIA ISLAND PKWY B-150, FERNANDINA BEACH |        |                 |       |  |  |  |  |  |  |
|----------------|---|------------|-------------|-----|-----|---|---|-------|----|-------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|--|--|--|--|--|--|
| L              | N | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q   | % COND | OB/XF MKT VALUE | NOTES |  |  |  |  |  |  |
|                |   |            |             |     |     |   |   |       |    |       |                |           |         |             |   |        |                 |       |  |  |  |  |  |  |
|                |   |            |             |     |     |   |   |       |    |       |                |           |         |             |   |        |                 |       |  |  |  |  |  |  |
|                |   |            |             |     |     |   |   |       |    |       |                |           |         |             |   |        |                 |       |  |  |  |  |  |  |
|                |   |            |             |     |     |   |   |       |    |       |                |           |         |             |   |        |                 |       |  |  |  |  |  |  |
|                |   |            |             |     |     |   |   |       |    |       |                |           |         |             |   |        |                 |       |  |  |  |  |  |  |
|                |   |            |             |     |     |   |   |       |    |       |                |           |         |             |   |        |                 |       |  |  |  |  |  |  |
|                |   |            |             |     |     |   |   |       |    |       |                |           |         |             |   |        |                 |       |  |  |  |  |  |  |
|                |   |            |             |     |     |   |   |       |    |       |                |           |         |             |   |        |                 |       |  |  |  |  |  |  |
|                |   |            |             |     |     |   |   |       |    |       |                |           |         |             |   |        |                 |       |  |  |  |  |  |  |
|                |   |            |             |     |     |   |   |       |    |       |                |           |         |             |   |        |                 |       |  |  |  |  |  |  |
|                |   |            |             |     |     |   |   |       |    |       |                |           |         |             |   |        |                 |       |  |  |  |  |  |  |

| BUILDING NOTES |  |
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| BUILDING DIMENSIONS |  |
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| LAND DESCRIPTION |   |          |     |                      |     |   |   |          |       |       |             |           |   |          | TOTAL OB/XF 0 |         |            |                |            |                             |      |         |      |     |    |        |  |
|------------------|---|----------|-----|----------------------|-----|---|---|----------|-------|-------|-------------|-----------|---|----------|---------------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|--|
| L                | N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R | D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D | DPH FACT | % COND        | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |  |
|                  |   |          |     |                      |     |   |   |          |       |       |             |           |   |          |               |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |   |          |     |                      |     |   |   |          |       |       |             |           |   |          |               |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |   |          |     |                      |     |   |   |          |       |       |             |           |   |          |               |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |   |          |     |                      |     |   |   |          |       |       |             |           |   |          |               |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |   |          |     |                      |     |   |   |          |       |       |             |           |   |          |               |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |   |          |     |                      |     |   |   |          |       |       |             |           |   |          |               |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |   |          |     |                      |     |   |   |          |       |       |             |           |   |          |               |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |   |          |     |                      |     |   |   |          |       |       |             |           |   |          |               |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |   |          |     |                      |     |   |   |          |       |       |             |           |   |          |               |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |   |          |     |                      |     |   |   |          |       |       |             |           |   |          |               |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |   |          |     |                      |     |   |   |          |       |       |             |           |   |          |               |         |            |                |            |                             |      |         |      |     |    |        |  |