

**FAIRWAY SADLER LLC/**  
728 SHADES CREEK PKWY STE 210  
BIRMINGHAM, AL 35209

**00-00-30-024B-0001-0000**

[illegible]

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REVIEW DATE 11/18/2022 BY HS Total Acres: 0.00 Total Land Value: 1,205,122 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/06/2024 BY SYS

| BUILDING CHARACTERISTICS |                  |             |                      |                    |     |          |        |                      |             | MARKET ADJUSTMENTS |           |           |             |             |                |                 |            |                             |      | NASSAU COUNTY PROPERTY |      |     |      |        |                           |  |  |  |  | PAGE 6 of 6            |  |  |  |  |            |  |  |  |  |               |  |  |  |  |  |  |  |  |  |
|--------------------------|------------------|-------------|----------------------|--------------------|-----|----------|--------|----------------------|-------------|--------------------|-----------|-----------|-------------|-------------|----------------|-----------------|------------|-----------------------------|------|------------------------|------|-----|------|--------|---------------------------|--|--|--|--|------------------------|--|--|--|--|------------|--|--|--|--|---------------|--|--|--|--|--|--|--|--|--|
| ELEMENT                  |                  | CD          | CONSTRUCTION         |                    |     |          |        |                      |             |                    | TYPE      | MDL       | EFF. AREA   | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW  | AYB        | EYB                         | ECON | FNCT                   |      |     | NORM | % COND | VALUATION SUMMARY         |  |  |  |  |                        |  |  |  |  |            |  |  |  |  |               |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                    |     |          |        |                      |             |                    |           |           |             |             |                |                 |            |                             |      |                        |      |     |      |        | VALUATION BY              |  |  |  |  |                        |  |  |  |  | DIRECT_CAP |  |  |  |  |               |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                    |     |          |        |                      |             |                    |           |           |             |             |                |                 |            |                             |      |                        |      |     |      |        | Tax Group: 2              |  |  |  |  |                        |  |  |  |  | Tax Dist:  |  |  |  |  |               |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                    |     |          |        |                      |             |                    |           |           |             |             |                |                 |            |                             |      |                        |      |     |      |        | BUILDING MARKET VALUE     |  |  |  |  |                        |  |  |  |  | 6,326,892  |  |  |  |  |               |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                    |     |          |        |                      |             |                    |           |           |             |             |                |                 |            |                             |      |                        |      |     |      |        | TOTAL MARKET OB/XF VALUE  |  |  |  |  |                        |  |  |  |  | 0          |  |  |  |  |               |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                    |     |          |        |                      |             |                    |           |           |             |             |                |                 |            |                             |      |                        |      |     |      |        | TOTAL LAND VALUE - MARKET |  |  |  |  |                        |  |  |  |  | 0          |  |  |  |  |               |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                    |     |          |        |                      |             |                    |           |           |             |             |                |                 |            |                             |      |                        |      |     |      |        | TOTAL MARKET VALUE        |  |  |  |  |                        |  |  |  |  | 7,532,014  |  |  |  |  |               |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                    |     |          |        |                      |             |                    |           |           |             |             |                |                 |            |                             |      |                        |      |     |      |        | SOH/AGL Deduction         |  |  |  |  |                        |  |  |  |  | 0          |  |  |  |  |               |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                    |     |          |        |                      |             |                    |           |           |             |             |                |                 |            |                             |      |                        |      |     |      |        | ASSESSED VALUE            |  |  |  |  |                        |  |  |  |  | 7,532,014  |  |  |  |  |               |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                    |     |          |        |                      |             |                    |           |           |             |             |                |                 |            |                             |      |                        |      |     |      |        | TOTAL EXEMPTION VALUE     |  |  |  |  |                        |  |  |  |  | 0          |  |  |  |  |               |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                    |     |          |        |                      |             |                    |           |           |             |             |                |                 |            |                             |      |                        |      |     |      |        | BASE TAXABLE VALUE        |  |  |  |  |                        |  |  |  |  | 7,532,014  |  |  |  |  |               |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                    |     |          |        |                      |             |                    |           |           |             |             |                |                 |            |                             |      |                        |      |     |      |        | TOTAL JUST VALUE          |  |  |  |  |                        |  |  |  |  | 7,532,014  |  |  |  |  |               |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                    |     |          |        |                      |             |                    |           |           |             |             |                |                 |            |                             |      |                        |      |     |      |        | NCON VALUE                |  |  |  |  |                        |  |  |  |  | 0          |  |  |  |  |               |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                    |     |          |        |                      |             |                    |           |           |             |             |                |                 |            |                             |      |                        |      |     |      |        | INCOME VALUE              |  |  |  |  |                        |  |  |  |  | 7,532,014  |  |  |  |  |               |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                    |     |          |        |                      |             |                    |           |           |             |             |                |                 |            |                             |      |                        |      |     |      |        | PREVIOUS YEAR MKT VALUE   |  |  |  |  |                        |  |  |  |  | 7,532,014  |  |  |  |  |               |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                    |     |          |        |                      |             |                    |           |           |             |             |                |                 |            |                             |      |                        |      |     |      |        |                           |  |  |  |  |                        |  |  |  |  |            |  |  |  |  |               |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                    |     |          |        |                      |             |                    |           |           |             |             |                |                 |            |                             |      |                        |      |     |      |        |                           |  |  |  |  |                        |  |  |  |  |            |  |  |  |  |               |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                    |     |          |        |                      |             |                    |           |           |             |             |                |                 |            |                             |      |                        |      |     |      |        |                           |  |  |  |  |                        |  |  |  |  |            |  |  |  |  |               |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                    |     |          |        |                      |             |                    |           |           |             |             |                |                 |            |                             |      |                        |      |     |      |        |                           |  |  |  |  |                        |  |  |  |  |            |  |  |  |  |               |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                    |     |          |        |                      |             |                    |           |           |             |             |                |                 |            |                             |      |                        |      |     |      |        |                           |  |  |  |  |                        |  |  |  |  |            |  |  |  |  |               |  |  |  |  |  |  |  |  |  |
| DOR CODE                 |                  | 1600        |                      | COMMUNITY SHOPPING |     |          |        |                      |             |                    |           |           |             |             |                |                 |            |                             |      |                        |      |     |      |        |                           |  |  |  |  |                        |  |  |  |  |            |  |  |  |  |               |  |  |  |  |  |  |  |  |  |
| MAP NUM                  |                  |             |                      | MKT AREA           |     |          |        |                      |             |                    |           |           |             |             |                |                 |            |                             |      |                        |      |     |      | 01     |                           |  |  |  |  |                        |  |  |  |  |            |  |  |  |  |               |  |  |  |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC         |                  | 2004        |                      | 00                 |     |          |        |                      |             |                    |           |           |             |             |                |                 |            |                             |      |                        |      |     |      |        |                           |  |  |  |  |                        |  |  |  |  |            |  |  |  |  |               |  |  |  |  |  |  |  |  |  |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA         |                    |     |          |        | SUBAREA MARKET VALUE |             |                    |           |           |             |             |                |                 |            |                             |      |                        |      |     |      |        |                           |  |  |  |  |                        |  |  |  |  |            |  |  |  |  |               |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                    |     |          |        |                      |             |                    |           |           |             |             |                |                 |            |                             |      |                        |      |     |      |        |                           |  |  |  |  |                        |  |  |  |  |            |  |  |  |  |               |  |  |  |  |  |  |  |  |  |
| TOTALS                   |                  |             |                      |                    |     |          |        |                      |             |                    |           |           |             |             |                |                 |            |                             |      |                        |      |     |      |        |                           |  |  |  |  |                        |  |  |  |  |            |  |  |  |  |               |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES           |                  |             |                      |                    |     |          |        |                      |             |                    |           |           |             |             |                |                 |            |                             |      | BLD DATE 12/28/2021 KK |      |     |      |        |                           |  |  |  |  | LGL DATE 12/28/2021 KK |  |  |  |  |            |  |  |  |  | 12/28/2021 KK |  |  |  |  |  |  |  |  |  |
| 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      |                             |      |                        |      |     |      |        |                           |  |  |  |  |                        |  |  |  |  |            |  |  |  |  |               |  |  |  |  |  |  |  |  |  |
| 51                       | 0855             | CONC PAVER  | 0                    | 0                  | 30  | 20       | 600.00 | SF                   | 10.00       | 10.00              | 100       | 2017      | 2017        | 3           | 97             | 5,820           |            |                             |      |                        |      |     |      |        |                           |  |  |  |  |                        |  |  |  |  |            |  |  |  |  |               |  |  |  |  |  |  |  |  |  |
| 52                       | 0462             | ST/AL FNC   | 0                    | 0                  | 73  | 4        | 292.00 | SF                   | 10.00       | 10.00              | 100       | 2017      | 2017        | 3           | 84             | 2,453           |            |                             |      |                        |      |     |      |        |                           |  |  |  |  |                        |  |  |  |  |            |  |  |  |  |               |  |  |  |  |  |  |  |  |  |
| 53                       | 0400             | CONC CURB   | 0                    | 0                  | 0   | 0        | 50.00  | LF                   | 15.00       | 15.00              | 100       | 2017      | 2017        | 3           | 98             | 735             |            |                             |      |                        |      |     |      |        |                           |  |  |  |  |                        |  |  |  |  |            |  |  |  |  |               |  |  |  |  |  |  |  |  |  |
| 54                       | 0381             | COOLER      | 0                    | 0                  | 15  | 10       | 150.00 | SF                   | 82.50       | 82.50              | 100       | 2017      | 2017        | 3           | 90             | 11,138          |            |                             |      |                        |      |     |      |        |                           |  |  |  |  |                        |  |  |  |  |            |  |  |  |  |               |  |  |  |  |  |  |  |  |  |
| 55                       | 0964             | HALON SYST  | 0                    | 0                  | 14  | 3        | 42.00  | SF                   | 50.00       | 50.00              | 100       | 2018      | 2018        | 3           | 97             | 2,037           |            |                             |      |                        |      |     |      |        |                           |  |  |  |  |                        |  |  |  |  |            |  |  |  |  |               |  |  |  |  |  |  |  |  |  |
| 56                       | 0964             | HALON SYST  | 0                    | 0                  | 7   | 3        | 21.00  | SF                   | 50.00       | 50.00              | 100       | 2018      | 2018        | 3           | 97             | 1,019           |            |                             |      |                        |      |     |      |        |                           |  |  |  |  |                        |  |  |  |  |            |  |  |  |  |               |  |  |  |  |  |  |  |  |  |
| 57                       | 0418             | EXHST FAN   | 0                    | 0                  | 0   | 0        | 1.00   | UT                   | 400.00      | 400.00             | 100       | 2018      | 2018        | 3           | 82             | 328             |            |                             |      |                        |      |     |      |        |                           |  |  |  |  |                        |  |  |  |  |            |  |  |  |  |               |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                    |     |          |        |                      |             |                    |           |           |             |             |                |                 |            |                             |      |                        |      |     |      |        |                           |  |  |  |  |                        |  |  |  |  |            |  |  |  |  |               |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                    |     |          |        |                      |             |                    |           |           |             |             |                |                 |            |                             |      |                        |      |     |      |        |                           |  |  |  |  |                        |  |  |  |  |            |  |  |  |  |               |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                    |     |          |        |                      |             |                    |           |           |             |             |                |                 |            |                             |      |                        |      |     |      |        |                           |  |  |  |  |                        |  |  |  |  |            |  |  |  |  |               |  |  |  |  |  |  |  |  |  |
| LAND DESCRIPTION         |                  |             |                      |                    |     |          |        |                      |             |                    |           |           |             |             |                |                 |            |                             |      | TOTAL OB/XF            |      |     |      |        |                           |  |  |  |  | 23,530                 |  |  |  |  |            |  |  |  |  |               |  |  |  |  |  |  |  |  |  |
| 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 |                           |  |  |  |  |                        |  |  |  |  |            |  |  |  |  |               |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                    |     |          |        |                      |             |                    |           |           |             |             |                |                 |            |                             |      |                        |      |     |      |        |                           |  |  |  |  |                        |  |  |  |  |            |  |  |  |  |               |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                    |     |          |        |                      |             |                    |           |           |             |             |                |                 |            |                             |      |                        |      |     |      |        |                           |  |  |  |  |                        |  |  |  |  |            |  |  |  |  |               |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                    |     |          |        |                      |             |                    |           |           |             |             |                |                 |            |                             |      |                        |      |     |      |        |                           |  |  |  |  |                        |  |  |  |  |            |  |  |  |  |               |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                    |     |          |        |                      |             |                    |           |           |             |             |                |                 |            |                             |      |                        |      |     |      |        |                           |  |  |  |  |                        |  |  |  |  |            |  |  |  |  |               |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                    |     |          |        |                      |             |                    |           |           |             |             |                |                 |            |                             |      |                        |      |     |      |        |                           |  |  |  |  |                        |  |  |  |  |            |  |  |  |  |               |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                    |     |          |        |                      |             |                    |           |           |             |             |                |                 |            |                             |      |                        |      |     |      |        |                           |  |  |  |  |                        |  |  |  |  |            |  |  |  |  |               |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                    |     |          |        |                      |             |                    |           |           |             |             |                |                 |            |                             |      |                        |      |     |      |        |                           |  |  |  |  |                        |  |  |  |  |            |  |  |  |  |               |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                    |     |          |        |                      |             |                    |           |           |             |             |                |                 |            |                             |      |                        |      |     |      |        |                           |  |  |  |  |                        |  |  |  |  |            |  |  |  |  |               |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                    |     |          |        |                      |             |                    |           |           |             |             |                |                 |            |                             |      |                        |      |     |      |        |                           |  |  |  |  |                        |  |  |  |  |            |  |  |  |  |               |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                    |     |          |        |                      |             |                    |           |           |             |             |                |                 |            |                             |      |                        |      |     |      |        |                           |  |  |  |  |                        |  |  |  |  |            |  |  |  |  |               |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                    |     |          |        |                      |             |                    |           |           |             |             |                |                 |            |                             |      |                        |      |     |      |        |                           |  |  |  |  |                        |  |  |  |  |            |  |  |  |  |               |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                    |     |          |        |                      |             |                    |           |           |             |             |                |                 |            |                             |      |                        |      |     |      |        |                           |  |  |  |  |                        |  |  |  |  |            |  |  |  |  |               |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                    |     |          |        |                      |             |                    |           |           |             |             |                |                 |            |                             |      |                        |      |     |      |        |                           |  |  |  |  |                        |  |  |  |  |            |  |  |  |  |               |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                    |     |          |        |                      |             |                    |           |           |             |             |                |                 |            |                             |      |                        |      |     |      |        |                           |  |  |  |  |                        |  |  |  |  |            |  |  |  |  |               |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                    |     |          |        |                      |             |                    |           |           |             |             |                |                 |            |                             |      |                        |      |     |      |        |                           |  |  |  |  |                        |  |  |  |  |            |  |  |  |  |               |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                    |     |          |        |                      |             |                    |           |           |             |             |                |                 |            |                             |      |                        |      |     |      |        |                           |  |  |  |  |                        |  |  |  |  |            |  |  |  |  |               |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                    |     |          |        |                      |             |                    |           |           |             |             |                |                 |            |                             |      |                        |      |     |      |        |                           |  |  |  |  |                        |  |  |  |  |            |  |  |  |  |               |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                    |     |          |        |                      |             |                    |           |           |             |             |                |                 |            |                             |      |                        |      |     |      |        |                           |  |  |  |  |                        |  |  |  |  |            |  |  |  |  |               |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                    |     |          |        |                      |             |                    |           |           |             |             |                |                 |            |                             |      |                        |      |     |      |        |                           |  |  |  |  |                        |  |  |  |  |            |  |  |  |  |               |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                    |     |          |        |                      |             |                    |           |           |             |             |                |                 |            |                             |      |                        |      |     |      |        |                           |  |  |  |  |                        |  |  |  |  |            |  |  |  |  |               |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                    |     |          |        |                      |             | </                 |           |           |             |             |                |                 |            |                             |      |                        |      |     |      |        |                           |  |  |  |  |                        |  |  |  |  |            |  |  |  |  |               |  |  |  |  |  |  |  |  |  |