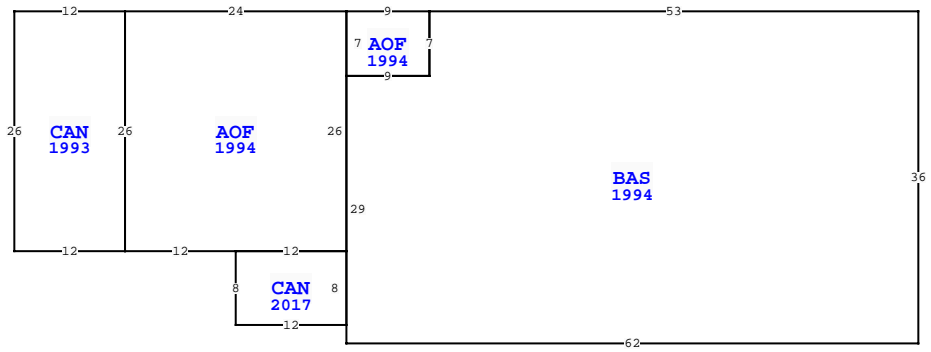


| BUILDING CHARACTERISTICS |                         | CONSTRUCTION  |     |
|--------------------------|-------------------------|---------------|-----|
| ELEMENT                  | CD                      |               |     |
| Exterior Wall            | 15                      | CONC BLOCK    | 60  |
| Exterior Wall            | 17                      | CB STUCCO     | 40  |
| Roof Structure           | 09                      | RIDGE FRME    | 100 |
| Roof Cover               | 02                      | ROLL COMP     | 100 |
| Interior Wall            | 01                      | MINIMUM       | 100 |
| Interior Floor           | 03                      | CONC FINSH    | 100 |
| Ceiling                  | 02                      | F.NOT SUS     | 100 |
| Air Condition            | 01                      | NONE          | 100 |
| Heating Type             | 01                      | NONE          | 100 |
| Plumbing                 |                         | 2             | 100 |
| Frame                    | 03                      | MASONRY       | 100 |
| Story Height             |                         | 9             | 100 |
| RMS                      |                         | 4             | 100 |
| Stories                  | 1.                      | 1.            | 100 |
| Class                    | 00                      | .             | 100 |
| Units                    |                         | 0             | 100 |
| BUD8 Adjustme            | 02                      | DIST FB       | 100 |
| Occupancy                | 00                      | NONE          | 100 |
| Quality                  | 03                      | Quality Level | 03  |
| DOR CODE                 | 1200 STORE/OFFICE/RESID |               |     |
| MAP NUM                  |                         | MKT AREA      | 01  |

| MARKET ADJUSTMENTS |           |           |             |                |                |     |     |      |      |      |        |                              |  |
|--------------------|-----------|-----------|-------------|----------------|----------------|-----|-----|------|------|------|--------|------------------------------|--|
| TYPE               | MDL       | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |                              |  |
| 1                  | SERV SHOP | - 0%      | - 0         |                |                |     |     |      |      |      |        | Heated Area: 2856 HX Base Yr |  |



| AREA TYPE     | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---------------|------------------|-------------|--------------|----------------------|
| AOF           | 63               | 185         | 117          | 6,710                |
| AOF           | 624              | 185         | 1,154        | 66,176               |
| BAS           | 2,169            | 100         | 2,169        | 124,381              |
| CAN           | 312              | 30          | 94           | 5,390                |
| CAN           | 96               | 30          | 29           | 1,663                |
| <b>TOTALS</b> | <b>3,264</b>     |             | <b>3,563</b> | <b>204,320</b>       |

| EXTRA FEATURES |            |             |     |     |    |   |          |    |        |                |           |         |             |   |        |                 |       |
|----------------|------------|-------------|-----|-----|----|---|----------|----|--------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W | UNITS    | UT | Adj R  | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES |
| 1              | 0803       | ASPHALT C   | 0   | 0   | 0  | 0 | 5,864.00 | SF | 2.00   | 2.00           | 100       | 2005    | 2005        | 3 | 56     | 6,568           |       |
| 2              | 6001       | ROLLUP DR   | 0   | 0   | 0  | 0 | 2.00     | UT | 400.00 | 400.00         | 100       | 2017    | 2017        | 3 | 78     | 624             |       |
| 3              | 0810       | CONCRETE A  | 0   | 0   | 62 | 4 | 248.00   | SF | 6.50   | 6.50           | 100       | 2017    | 2017        | 3 | 97     | 1,564           |       |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| 8,756       |  |  |  |  |  |  |  |  |  |  |  |  |  |

| LAND DESCRIPTION |          |     |                      |     |      |          |        |        |             |           |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |
|------------------|----------|-----|----------------------|-----|------|----------|--------|--------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT  | DEPTH  | TOT LND UTS | UNIT TYPE | D T | DPH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
| 1                | 001200   | C   | STORE COMB           | 0   | 0003 | MU-8     | 100.00 | 100.00 | 10,000.00   | SF        |     | 1.00     | 1.00   | 1.00    | 30.00      | 30.00          | 300,000    |                             |      |         |      |     |    |        |

| NASSAU COUNTY PROPERTY    |  |           |             |
|---------------------------|--|-----------|-------------|
| VALUATION SUMMARY         |  |           | PAGE 1 of 1 |
| VALUATION BY              |  | STANDARD  |             |
| Tax Group: 2              |  | Tax Dist: |             |
| BUILDING MARKET VALUE     |  | 204,320   |             |
| TOTAL MARKET OB/XF VALUE  |  | 8,756     |             |
| TOTAL LAND VALUE - MARKET |  | 300,000   |             |
| TOTAL MARKET VALUE        |  | 513,076   |             |
| SOH/AGL Deduction         |  | 250,229   |             |
| ASSESSED VALUE            |  | 262,847   |             |
| TOTAL EXEMPTION VALUE     |  | 0         |             |
| BASE TAXABLE VALUE        |  | 262,847   |             |
| TOTAL JUST VALUE          |  | 513,076   |             |
| NCON VALUE                |  | 0         |             |
| INCOME VALUE              |  |           |             |
| PREVIOUS YEAR MKT VALUE   |  | 521,762   |             |

| PERMIT NUM | DESCRIPTION   | AMT    | ISSUED     |
|------------|---------------|--------|------------|
| 20172300   | REMODEL       | 1,000  | 07/27/2017 |
| 20172148   | REMODEL       | 40,000 | 07/13/2017 |
| 20111803   | DEMO INTERIOR | 0      | 10/07/2011 |
| B9045      | REPAIR/RRF    | 7,500  | 05/01/1995 |

| SALES DATA        |           |           |       |       |        |            |
|-------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE      | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2124/0648         | 5/23/2017 | SW        | Q     | I     | 01     | 275,000    |

GRANTOR: YOUNG DONNA KAY  
GRANTEE: SPATCO REALTY LLC  
0904/1061 10/21/1999 WD U I 07 100  
GRANTOR: BANKS JEANI HADDOCK E  
GRANTEE: YOUNG DONNA KAY

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

| BUILDING DIMENSIONS  |
|--|
| BAS=[YR=1994] W53 AOF=[YR=1994] W9 AOF=[YR=1994] W24<br>CAN=[YR=1993] W12 S26 E12 N26\$ S26 E12 CAN=[YR=2017] S8 E12<br>N8 W12\$ E12 N26\$ S7 E9 N7\$ S7 W9 S29 E62 N36\$. |