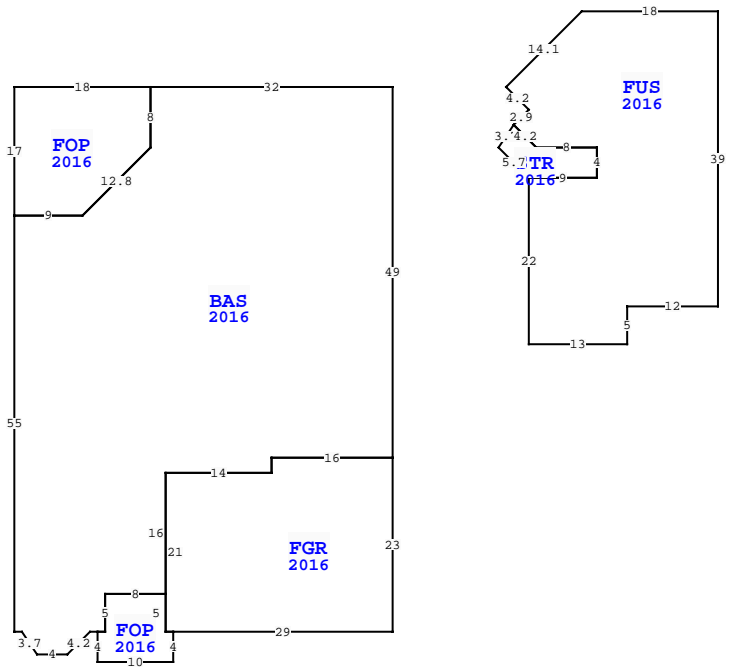


| BUILDING CHARACTERISTICS |                  | CONSTRUCTION     |              |
|--------------------------|------------------|------------------|--------------|
| ELEMENT                  | CD               |                  |              |
| Exterior Wall            | 16               | WD FR STUC       | 100          |
| Roof Structur            | 08               | IRREGULAR        | 100          |
| Roof Cover               | 07               | CONC TILE        | 100          |
| Interior Wall            | 05               | DRYWALL          | 100          |
| Interior Floor           | 11               | CLAY TILE        | 50           |
| Interior Floor           | 12               | HARDWOOD         | 50           |
| Air Condition            | 03               | CENTRAL          | 100          |
| Heating Type             | 04               | AIR DUCTED       | 100          |
| Bedrooms                 |                  | 4                | 100          |
| Bathrooms                |                  | 3.5              | 100          |
| Frame                    | 02               | WOOD FRAME       | 100          |
| Stories                  | 2.               | 2. 100           |              |
| Units                    |                  | 0 100            |              |
| Quality                  | 04               | Quality Level 04 |              |
| DOR CODE                 | 0100             | SINGLE FAMILY    |              |
| MAP NUM                  |                  | MKT AREA         | 03           |
| NEIGHBORHOOD/LOC         | 3021.00          |                  |              |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE      | TOT ADJ AREA |
| BAS                      | 2,652            | 100              | 2,652        |
| FGR                      | 662              | 55               | 364          |
| FOP                      | 80               | 30               | 24           |
| FOP                      | 266              | 30               | 80           |
| FUS                      | 992              | 100              | 992          |
| STR                      | 52               | 10               | 5            |
| TOTALS                   | 4,704            |                  | 4,117        |

| MARKET ADJUSTMENTS |     |             |             |                |                   |     |     |      |      |      |              |
|--------------------|-----|-------------|-------------|----------------|-------------------|-----|-----|------|------|------|--------------|
| TYPE               | MDL | EFF. AREA   | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW    | AYB | EYB | ECON | FNCT | NORM | % COND       |
| 1                  | SFR | CUST - 100% | - 2017      |                | Heated Area: 3644 |     |     |      |      | HX   | Base Yr 2017 |



| NASSAU COUNTY PROPERTY    |           | PAGE 1 of 1 | 8         |
|---------------------------|-----------|-------------|-----------|
| VALUATION SUMMARY         |           |             |           |
| VALUATION BY              |           |             | STANDARD  |
| Tax Group: 8              | Tax Dist: |             |           |
| BUILDING MARKET VALUE     |           |             | 1,164,419 |
| TOTAL MARKET OB/XF VALUE  |           |             | 29,131    |
| TOTAL LAND VALUE - MARKET |           |             | 300,000   |
| TOTAL MARKET VALUE        |           |             | 1,493,550 |
| SOH/AGL Deduction         |           |             | 723,447   |
| ASSESSED VALUE            |           |             | 770,103   |
| TOTAL EXEMPTION VALUE     | HX HB     | 50,000      |           |
| BASE TAXABLE VALUE        |           |             | 720,103   |
| TOTAL JUST VALUE          |           |             | 1,493,550 |
| NCON VALUE                |           |             | 0         |
| INCOME VALUE              |           |             |           |
| PREVIOUS YEAR MKT VALUE   |           |             | 1,136,041 |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| B1632064   | NEW CONSTR  | 447,895 | 04/12/2016 |

| SALES DATA                     |            |           |     |     |        |            |
|--------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 2073/1544                      | 9/20/2016  | WD Q      | Q   | I   | 01     | 742,200    |
| GRANTOR: D S WARE HOMES LLC    |            |           |     |     |        |            |
| GRANTEE: SAWYERS JAMES CRAWF   |            |           |     |     |        |            |
| 2035/0490                      | 10/18/2015 | SW Q      | Q   | V   | 01     | 180,000    |
| GRANTOR: CELLARIUS CAPITAL INC |            |           |     |     |        |            |
| GRANTEE: D S WARE HOMES LLC    |            |           |     |     |        |            |

| 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              | 0855       | CONC PAVER  | 0       | 100 | 0 | 2,447.00 | SF | 10.00    | 10.00          | 100       | 2016    | 2016        | 3 | 96     | 23,491          |       |
| 2              | 0600       | SUMMER KIT  | 0       | 100 | 0 | 1.00     | UT | 5,000.00 | 5,000.00       | 100       | 2016    | 2016        | 3 | 74     | 3,700           |       |
| 3              | 0504       | FP-ELECTRI  | 0       | 100 | 0 | 1.00     | UT | 2,000.00 | 2,000.00       | 100       | 2016    | 2016        | 3 | 97     | 1,940           |       |

95694 SAGO DR, FERNANDINA BEACH

|          |  |           |  |
|----------|--|-----------|--|
| BLD DATE |  | LGL DATE  |  |
| XF DATE  |  | LAND DATE |  |
| INC DATE |  | AG DATE   |  |

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

**BUILDING DIMENSIONS**  
 BAS=[YR=2016] W32 FOP=[YR=2016] W18 S17 E9 U9 R9 N8\$ S8 D9 L9 W9 S5 E1 R2 D3 E4 U3 R3 E1 FOP=[YR=2016] S4 E10 N4 FGR=[YR=2016] E29 N23 W16 S2 W14 S21 E1\$ W1 N5 W8 S5 W1\$ E1 N5 E8 N16 E14 N2 E16 N49\$ PTR= E15 FUS=[YR=2016] R10 U10 E18 S39 W12 S5 W13 N22 STR=[YR=2016] U4 L4 U3 R2 D3 R3 E8 S4 W9\$ E9 N4 W8 U3 L3 U2 R2 U3 L3 \$ W15\$.

| LAND DESCRIPTION |          | TOTAL OB/XF |                      |     |     |          |       |       |             |           |   |          |        |         |            |                |            |                             |      |         |      |     |    |        |
|------------------|----------|-------------|----------------------|-----|-----|----------|-------|-------|-------------|-----------|---|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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 |
| 1                | 000100   | C           | SFR                  | 100 |     | PUD      | 0.00  | 0.00  | 1.00        | LT        |   | 1.00     | 1.00   | 1.00    | 300,000.00 | 300,000.00     | 300,000    |                             |      |         |      |     |    |        |