

| BUILDING CHARACTERISTICS |                  | MARKET ADJUSTMENTS  |                  |                      |           |             |                |                |      |      |      |      |      |        |
|--------------------------|------------------|---------------------|------------------|----------------------|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| ELEMENT                  | CD               | CONSTRUCTION        | TYPE             | MDL                  | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
| Floor                    |                  | 2 100               | 8307100          |                      | 2,144     |             |                |                | 1994 | 1994 | 100  | 100  | 0    |        |
| Recreation               | POOL             | POOL 100            | 1 CONDO - 0% - 0 |                      |           |             |                |                |      |      |      |      |      |        |
| Recreation               | TENNIS CT        | TENNIS CT 100       | HX Base Yr       |                      |           |             |                |                |      |      |      |      |      |        |
| Location                 | END              | END 100             |                  |                      |           |             |                |                |      |      |      |      |      |        |
| View                     | OCEAN            | OCEAN 100           |                  |                      |           |             |                |                |      |      |      |      |      |        |
| Desirability             | 2ND FLOOR        | 2ND FLOOR 100       |                  |                      |           |             |                |                |      |      |      |      |      |        |
| Balcony                  | FOP/PATIO        | FOP/PATIO 100       |                  |                      |           |             |                |                |      |      |      |      |      |        |
| Parking                  | 1 GARAGE         | 1 GARAGE 100        |                  |                      |           |             |                |                |      |      |      |      |      |        |
| Bedrooms                 |                  | 3 100               |                  |                      |           |             |                |                |      |      |      |      |      |        |
| Bathrooms                |                  | 3 100               |                  |                      |           |             |                |                |      |      |      |      |      |        |
| Oth Rooms                |                  | 2 100               |                  |                      |           |             |                |                |      |      |      |      |      |        |
| Quality                  |                  | 05 Quality Level 05 |                  |                      |           |             |                |                |      |      |      |      |      |        |
| DOR CODE                 |                  | 0400 CONDOMINIUM    |                  |                      |           |             |                |                |      |      |      |      |      |        |
| MAP NUM                  |                  | MKT AREA            | 10               |                      |           |             |                |                |      |      |      |      |      |        |
| NEIGHBORHOOD/LOC         |                  | 10004.00            |                  |                      |           |             |                |                |      |      |      |      |      |        |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE         | TOT ADJ AREA     | SUBAREA MARKET VALUE |           |             |                |                |      |      |      |      |      |        |
| TOTALS                   |                  | 2,144               | 2,144            |                      |           |             |                |                |      |      |      |      |      |        |

| NASSAU COUNTY PROPERTY    |           | PAGE 1 of 1 | 5 |
|---------------------------|-----------|-------------|---|
| VALUATION SUMMARY         |           |             |   |
| VALUATION BY              | STANDARD  |             |   |
| Tax Group: 5              | Tax Dist: |             |   |
| BUILDING MARKET VALUE     | 1,724,220 |             |   |
| TOTAL MARKET OB/XF VALUE  | 0         |             |   |
| TOTAL LAND VALUE - MARKET | 0         |             |   |
| TOTAL MARKET VALUE        | 1,724,220 |             |   |
| SOH/AGL Deduction         | 435,812   |             |   |
| ASSESSED VALUE            | 1,288,408 |             |   |
| TOTAL EXEMPTION VALUE     | 0         |             |   |
| BASE TAXABLE VALUE        | 1,288,408 |             |   |
| TOTAL JUST VALUE          | 1,724,220 |             |   |
| NCON VALUE                | 0         |             |   |
| INCOME VALUE              |           |             |   |
| PREVIOUS YEAR MKT VALUE   | 1,545,000 |             |   |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |

| SALES DATA                   |           |           |       |       |        |            |
|------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number            | DATE      | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 0698/1033                    | 2/16/1994 | WD        | Q     | I     |        | 369,800    |
| GRANTOR: PIPER DUNES COMPANY |           |           |       |       |        |            |
| GRANTEE: HERRINGTON JOAN     |           |           |       |       |        |            |
|                              |           |           |       |       |        |            |
|                              |           |           |       |       |        |            |

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

| BUILDING DIMENSIONS |  |  |  |  |  |  |
|---------------------|--|--|--|--|--|--|
|                     |  |  |  |  |  |  |
|                     |  |  |  |  |  |  |
|                     |  |  |  |  |  |  |
|                     |  |  |  |  |  |  |
|                     |  |  |  |  |  |  |
|                     |  |  |  |  |  |  |
|                     |  |  |  |  |  |  |
|                     |  |  |  |  |  |  |
|                     |  |  |  |  |  |  |
|                     |  |  |  |  |  |  |
|                     |  |  |  |  |  |  |

| EXTRA FEATURES                        |            |             |         |   |   |       |    |       |                |           |         |             |   |        | TOTAL OB/XF     |       |     | LAND DESCRIPTION     |     |     |          |       |       |             |           |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |
|---------------------------------------|------------|-------------|---------|---|---|-------|----|-------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|--|--|--|--|
| 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 | 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 |  |  |  |  |
| 1548 PIPER DUNES PL, FERNANDINA BEACH |            |             |         |   |   |       |    |       |                |           |         |             |   |        | 0               |       |     |                      |     |     |          |       |       |             |           |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |
|                                       |            |             |         |   |   |       |    |       |                |           |         |             |   |        |                 |       |     |                      |     |     |          |       |       |             |           |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |

| EXTRA FEATURES                        |            |             |         |   |   |       |    |       |                |           |         |             |   |        | TOTAL OB/XF     |       |     | LAND DESCRIPTION     |     |     |          |       |       |             |           |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |
|---------------------------------------|------------|-------------|---------|---|---|-------|----|-------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|--|--|--|--|
| 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 | 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 |  |  |  |  |
| 1548 PIPER DUNES PL, FERNANDINA BEACH |            |             |         |   |   |       |    |       |                |           |         |             |   |        | 0               |       |     |                      |     |     |          |       |       |             |           |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |
|                                       |            |             |         |   |   |       |    |       |                |           |         |             |   |        |                 |       |     |                      |     |     |          |       |       |             |           |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |