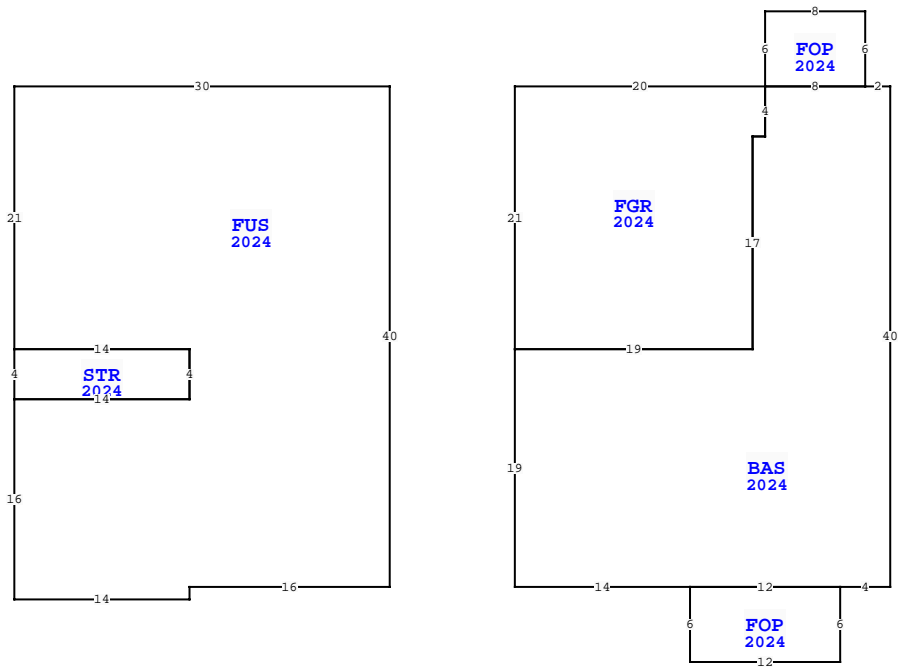


| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 31 | HARDIE BRD 100 |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 14 | CARPET 60      |
| Interior Floo            | 11 | CLAY TILE 40   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 4 100          |
| Bathrooms                |    | 2.5 100        |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 2. | 2. 100         |
| Units                    |    | 0 100          |

| MARKET ADJUSTMENTS |            |           |             |                |                   |     |     |      |      |      |        |            |  |
|--------------------|------------|-----------|-------------|----------------|-------------------|-----|-----|------|------|------|--------|------------|--|
| TYPE               | MDL        | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW    | AYB | EYB | ECON | FNCT | NORM | % COND |            |  |
| 1                  | SINGLE FAM | - 0%      | - 2024      |                | Heated Area: 1955 |     |     |      |      |      |        | HX Base Yr |  |



| Quality          | 03               | Quality Level 03 |              |                      |
|------------------|------------------|------------------|--------------|----------------------|
| DOR CODE         | 0100             | SINGLE FAMILY    |              |                      |
| MAP NUM          |                  | MKT AREA 05      |              |                      |
| NEIGHBORHOOD/LOC | 5020.00          |                  |              |                      |
| AREA TYPE        | TOTAL GROSS AREA | PCT OF BASE      | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS              | 797              | 100              | 797          | 86,219               |
| FGR              | 403              | 55               | 222          | 24,016               |
| FOP              | 48               | 30               | 14           | 1,515                |
| FOP              | 72               | 30               | 22           | 2,380                |
| FUS              | 1,158            | 100              | 1,158        | 125,272              |
| STR              | 56               | 10               | 6            | 649                  |
| TOTALS           | 2,534            |                  | 2,219        | 240,051              |

| 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              | 0812       | CONCRETE C  | 0       | 0 | 0 | 1,257.00 | SF | 4.00  | 4.00           | 100       | 2024    | 2023        |   | 100    | 5,028           |       |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| 5,028       |  |  |  |  |  |  |  |  |  |  |  |  |  |

| 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                | 000100   | C   | SFR                  | 0   |     | PUD      | 40.00 | 127.00 | 1.00        | LT        |     | 1.00     | 1.00   | 1.00    | 65,000.00  | 65,000.00      | 65,000     |                             |      |         |      |     |    |        |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| 5,028       |  |  |  |  |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |           |  |             |
|---------------------------|-----------|--|-------------|
| VALUATION SUMMARY         |           |  | PAGE 1 of 1 |
| VALUATION BY              |           |  | STANDARD    |
| Tax Group: 4              | Tax Dist: |  |             |
| BUILDING MARKET VALUE     |           |  | 240,051     |
| TOTAL MARKET OB/XF VALUE  |           |  | 5,028       |
| TOTAL LAND VALUE - MARKET |           |  | 65,000      |
| TOTAL MARKET VALUE        |           |  | 310,079     |
| SOH/AGL Deduction         |           |  | 0           |
| ASSESSED VALUE            |           |  | 310,079     |
| TOTAL EXEMPTION VALUE     |           |  | 0           |
| BASE TAXABLE VALUE        |           |  | 310,079     |
| TOTAL JUST VALUE          |           |  | 310,079     |
| NCON VALUE                |           |  | 245,079     |
| INCOME VALUE              |           |  |             |
| PREVIOUS YEAR MKT VALUE   |           |  | 65,000      |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| C2212115   | CO          |         | 04/25/2023 |
| 22012115   | NEW CONSTR  | 311,237 | 08/09/2022 |

| SALES DATA                     |           |           |       |       |        |            |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2635/1785                      | 4/27/2023 | WD        | Q     | I     | 01     | 375,900    |
| GRANTOR: DREAM FINDERS HOMES L |           |           |       |       |        |            |
| GRANTEE: FKH SFR M LP          |           |           |       |       |        |            |
| 2572/1294                      | 6/21/2022 | SW        | Q     | V     | 05     | 2,560,000  |
| GRANTOR: THREE RIVERS DEVELOPE |           |           |       |       |        |            |
| GRANTEE: DREAM FINDERS HOMES   |           |           |       |       |        |            |

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

| BUILDING DIMENSIONS   |  |  |  |  |  |  |  |  |  |  |  |  |  |
|---|--|--|--|--|--|--|--|--|--|--|--|--|--|
| FUS=[YR=2024;ORIG=0,0] E30 S40 W16 S1 W14 N16 E14 N4 W14 N21 \$   |  |  |  |  |  |  |  |  |  |  |  |  |  |
| BAS=[YR=2024;ORIG=60,0] E8 E2 S40 W4 W12 W14 N19 E19 N17 E1 N4 \$ |  |  |  |  |  |  |  |  |  |  |  |  |  |
| FGR=[YR=2024;ORIG=40,0] E20 S4 W1 S17 W19 N21 \$                  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| STR=[YR=2024;ORIG=0,21] E14 S4 W14 N4 \$                          |  |  |  |  |  |  |  |  |  |  |  |  |  |
| FOP=[YR=2024;ORIG=54,40] E12 S6 W12 N6 \$                         |  |  |  |  |  |  |  |  |  |  |  |  |  |
| FOP=[YR=2024;ORIG=68,0] W8 N6 E8 S6 \$                            |  |  |  |  |  |  |  |  |  |  |  |  |  |