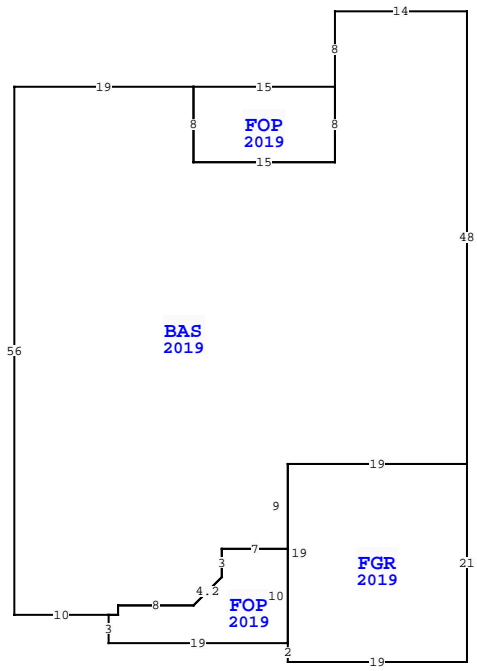


| BUILDING CHARACTERISTICS |                  | CONSTRUCTION     |              |
|--------------------------|------------------|------------------|--------------|
| ELEMENT                  | CD               |                  |              |
| Exterior Wall            | 16               | WD FR STUC       | 100          |
| Roof Structur            | 03               | GABLE/HIP        | 100          |
| Roof Cover               | 03               | COMP SHNGL       | 100          |
| Interior Wall            | 05               | DRYWALL          | 100          |
| Interior Floor           | 11               | CLAY TILE        | 70           |
| Interior Floor           | 14               | CARPET           | 30           |
| Air Condition            | 03               | CENTRAL          | 100          |
| Heating Type             | 04               | AIR DUCTED       | 100          |
| Bedrooms                 |                  | 5                | 100          |
| Bathrooms                |                  | 3                | 100          |
| Frame                    | 02               | WOOD FRAME       | 100          |
| Stories                  | 1.               | 1.               | 100          |
| Units                    |                  | 0                | 100          |
| Occupancy                | 00               | NONE             | 100          |
| Quality                  | 04               | Quality Level 04 |              |
| DOR CODE                 | 0100             | SINGLE FAMILY    |              |
| MAP NUM                  |                  | MKT AREA         | 05           |
| NEIGHBORHOOD/LOC         | 5015.00          |                  |              |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE      | TOT ADJ AREA |
| BAS                      | 2,312            | 100              | 2,312        |
| FGR                      | 399              | 55               | 219          |
| FOP                      | 120              | 30               | 36           |
| FOP                      | 122              | 30               | 37           |
| TOTALS                   | 2,953            |                  | 2,604        |
|                          |                  |                  | 293,496      |

| MARKET ADJUSTMENTS         |     |           |             |                |                |      |      |      |      |      |        |       |  |  |
|----------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|-------|--|--|
| TYPE                       | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |       |  |  |
| 0100                       | 01  | 2,604     | 121.0608    | 115.01         | 299,486        | 2019 | 2019 | 0    | 0    | 0    | 2.00   | 98.00 |  |  |
| 1 SINGLE FAM - 100% - 2022 |     |           |             |                |                |      |      |      |      |      |        |       |  |  |
| Heated Area: 2312          |     |           |             |                |                |      |      |      |      |      |        |       |  |  |
| HX Base Yr                 |     |           |             |                |                |      |      |      |      |      |        |       |  |  |



| NASSAU COUNTY PROPERTY    |           |         |             |
|---------------------------|-----------|---------|-------------|
| VALUATION SUMMARY         |           |         | PAGE 1 of 1 |
| VALUATION BY              |           |         | STANDARD    |
| Tax Group: 4              | Tax Dist: |         |             |
| BUILDING MARKET VALUE     |           |         | 293,496     |
| TOTAL MARKET OB/XF VALUE  |           |         | 47,839      |
| TOTAL LAND VALUE - MARKET |           |         | 55,000      |
| TOTAL MARKET VALUE        |           |         | 396,335     |
| SOH/AGL Deduction         |           |         | 246         |
| ASSESSED VALUE            |           |         | 396,089     |
| TOTAL EXEMPTION VALUE     | 13        | 396,089 |             |
| BASE TAXABLE VALUE        |           |         | 0           |
| TOTAL JUST VALUE          |           |         | 396,335     |
| NCON VALUE                |           |         | 0           |
| INCOME VALUE              |           |         |             |
| PREVIOUS YEAR MKT VALUE   |           |         | 384,552     |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 21003148   | ADDITION    | 11,229  | 03/16/2021 |
| 20008954   | SWIM POOL   | 51,168  | 09/25/2020 |
| 19002684   | CO ISSUED   | 0       | 08/05/2019 |
| 19002684   | NEW CONSTR  | 309,255 | 03/09/2019 |

| SALES DATA                     |           |           |       |       |        |            |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2302/0476                      | 8/27/2019 | WD Q      | Q     | I     | 02     | 289,200    |
| GRANTOR: DREAM FINDERS HOMES L |           |           |       |       |        |            |
| GRANTEE: SCOTT JOHANN T & AM   |           |           |       |       |        |            |
| 2265/0217                      | 3/28/2019 | WD Q      | Q     | V     | 05     | 182,000    |
| GRANTOR: BWC LAND PLUMMER LLC  |           |           |       |       |        |            |
| GRANTEE: DREAM FINDERS HOMES   |           |           |       |       |        |            |

| 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              | 0810       | CONCRETE A  | 0       | 100 | 0 | 790.00 | SF | 6.50  | 6.50           | 100       | 2019    | 2019        | 3 | 98     | 5,032           |       |
| 2              | 0861       | POOL GUNIT  | 0       | 100 | 0 | 278.00 | SF | 85.00 | 85.00          | 100       | 2021    | 2021        | 3 | 95     | 22,449          |       |
| 3              | 0855       | CONC PAVER  | 0       | 100 | 0 | 516.00 | SF | 10.00 | 10.00          | 100       | 2021    | 2021        | 3 | 99     | 5,108           |       |
| 4              | 0911       | SCRN RM A   | 0       | 100 | 0 | 937.00 | SF | 17.50 | 17.50          | 100       | 2021    | 2021        | 3 | 93     | 15,250          |       |

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

| BUILDING NOTES                 |  |  |  |  |  |  |  |  |  |  |  |  |  |
|--------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| 79308 PLUMMERS CREEK DR, YULEE |  |  |  |  |  |  |  |  |  |  |  |  |  |

| BUILDING DIMENSIONS  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2019] W14 S8 FOP=[YR=2019] W15 S8 E15 N8\$ S8 W15 N8 W19 S56 E10 FOP=[YR=2019] S3 E19 FGR=[YR=2019] S2 E19 N21 W19 S19\$ N10 W7 S3 D3 L3 W8 S1 W1\$ E1 N1 E8 U3 R3 N3 E7 N9 E19 N48\$. |  |  |  |  |  |  |  |  |  |  |  |  |  |

| 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 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                  | 100 |     | PUD      | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     | 1.00   | 1.00        | 55,000.00  | 55,000.00      | 55,000     |                             |      |         |      |     |    |        |