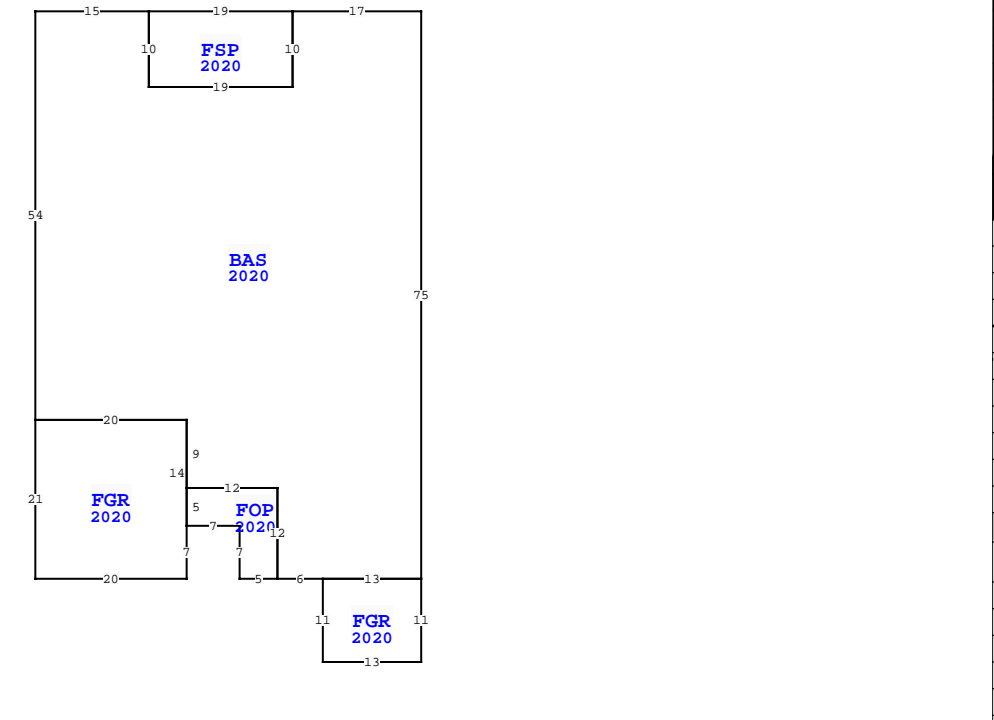


| BUILDING CHARACTERISTICS |    | CONSTRUCTION |     |
|--------------------------|----|--------------|-----|
| ELEMENT                  | CD |              |     |
| Exterior Wall            | 31 | HARDIE BRD   | 100 |
| Roof Structur            | 03 | GABLE/HIP    | 100 |
| Roof Cover               | 03 | COMP SHNGL   | 100 |
| Interior Wall            | 05 | DRYWALL      | 100 |
| Interior Floo            | 11 | CLAY TILE    | 70  |
| Interior Floo            | 14 | CARPET       | 30  |
| Air Condition            | 03 | CENTRAL      | 100 |
| Heating Type             | 04 | AIR DUCTED   | 100 |
| Bedrooms                 |    | 5            | 100 |
| Bathrooms                |    | 3.5          | 100 |
| Frame                    | 02 | WOOD FRAME   | 100 |
| Stories                  | 1. | 1.           | 100 |
| Units                    |    | 0            | 100 |
| Occupancy                | 00 | NONE         | 100 |

| MARKET ADJUSTMENTS |     |           |             |                |                |     |      |      |      |      |        |   |      |       |
|--------------------|-----|-----------|-------------|----------------|----------------|-----|------|------|------|------|--------|---|------|-------|
| TYPE               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB  | ECON | FNCT | NORM | % COND |   |      |       |
| 0100               | 01  | 3,485     | 114.0846    | 108.38         | 377,704        |     | 2020 |      | 2020 | 0    | 0      | 0 | 1.00 | 99.00 |



| Quality          | 04               | Quality Level 04 |              |                      |
|------------------|------------------|------------------|--------------|----------------------|
| DOR CODE         | 0100             | SINGLE FAMILY    |              |                      |
| MAP NUM          |                  | MKT AREA 04      |              |                      |
| NEIGHBORHOOD/LOC | 4077.00          |                  |              |                      |
| AREA TYPE        | TOTAL GROSS AREA | PCT OF BASE      | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS              | 3,071            | 100              | 3,071        | 329,507              |
| FGR              | 143              | 55               | 79           | 8,476                |
| FGR              | 420              | 55               | 231          | 24,786               |
| FOP              | 95               | 30               | 28           | 3,005                |
| FSP              | 190              | 40               | 76           | 8,155                |
| TOTALS           | 3,919            |                  | 3,485        | 373,927              |

| NASSAU COUNTY PROPERTY    |       | PAGE 1 of 1 | 4       |
|---------------------------|-------|-------------|---------|
| VALUATION SUMMARY         |       |             |         |
| VALUATION BY              |       | STANDARD    |         |
| Tax Group: 4              |       | Tax Dist:   |         |
| BUILDING MARKET VALUE     |       |             | 373,927 |
| TOTAL MARKET OB/XF VALUE  |       |             | 69,779  |
| TOTAL LAND VALUE - MARKET |       |             | 75,000  |
| TOTAL MARKET VALUE        |       |             | 518,706 |
| SOH/AGL Deduction         |       |             | 95,368  |
| ASSESSED VALUE            |       |             | 423,338 |
| TOTAL EXEMPTION VALUE     | HX HB |             | 50,000  |
| BASE TAXABLE VALUE        |       |             | 373,338 |
| TOTAL JUST VALUE          |       |             | 518,706 |
| NCON VALUE                |       |             | 0       |
| INCOME VALUE              |       |             |         |
| PREVIOUS YEAR MKT VALUE   |       |             | 503,376 |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 21016361   | ADDITION    | 10,000  | 11/23/2021 |
| 21003704   | SWIM POOL   | 60,000  | 06/01/2021 |
| 20008367   | CO ISSUED   | 0       | 09/11/2020 |
| 20000137   | NEW CONSTR  | 402,388 | 01/08/2020 |

| SALES DATA                   |            |           |       |       |        |            |
|------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number            | DATE       | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2402/0252                    | 10/16/2020 | SW        | Q     | I     | 01     | 436,000    |
| GRANTOR: LENNAR HOMES LLC    |            |           |       |       |        |            |
| GRANTEE: BROWN MATTHEW J & S |            |           |       |       |        |            |
| 2326/1909                    | 12/20/2019 | SW        | Q     | V     | 05     | 3,780,000  |
| GRANTOR: AW VENTURE II LLC   |            |           |       |       |        |            |
| GRANTEE: LENNAR 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 | 0     |    |       | 981.00         | 10.00     | 100     | 2020        | 2020 | 3      | 99              | 9,712  |
| 2              | 0911       | SCRN RM A   | 0       | 100 | 0 | 0     |    |       | 1,032.00       | SF 17.50  | 100     | 2021        | 2021 | 3      | 93              | 16,796 |
| 3              | 0855       | CONC PAVER  | 0       | 100 | 0 | 0     |    |       | 163.00         | SF 10.00  | 100     | 2021        | 2021 | 3      | 99              | 1,614  |
| 4              | 0855       | CONC PAVER  | 0       | 100 | 0 | 0     |    |       | 672.00         | SF 10.00  | 100     | 2021        | 2021 | 3      | 99              | 6,653  |
| 5              | 0861       | POOL GUNIT  | 0       | 100 | 0 | 0     |    |       | 360.00         | SF 85.00  | 100     | 2022        | 2022 | 3      | 98              | 29,988 |
| 6              | 0462       | ST/AL FNC   | 0       | 100 | 0 | 0     |    |       | 528.00         | SF 10.00  | 100     | 2021        | 2021 | 3      | 95              | 5,016  |

| BLD DATE |  | 03/06/2023 | NW | LGL DATE | 06/13/2023 | MLU |
|----------|--|------------|----|----------|------------|-----|
|----------|--|------------|----|----------|------------|-----|

| BUILDING NOTES                          |  |
|---|--|
| 85218 FALL RIVER PKWY, FERNANDINA BEACH |  |

| BUILDING DIMENSIONS   |  |
|---|--|
| BAS=[YR=2020] W17 FSP=[YR=2020] W19 S10 E19 N10\$ S10 W19 N10 W15 S54 FGR=[YR=2020] S21 E20 N7 FOP=[YR=2020] E7 S7 E5 N12 W12 S5\$ N14 W20\$ E20 S9 E12 S12 E6 FGR=[YR=2020] S11 E13 N11 W13\$ E13 N75\$. |  |

| 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        | 75,000.00  | 75,000.00      | 75,000     |                             |      |         |      |     |    |        |