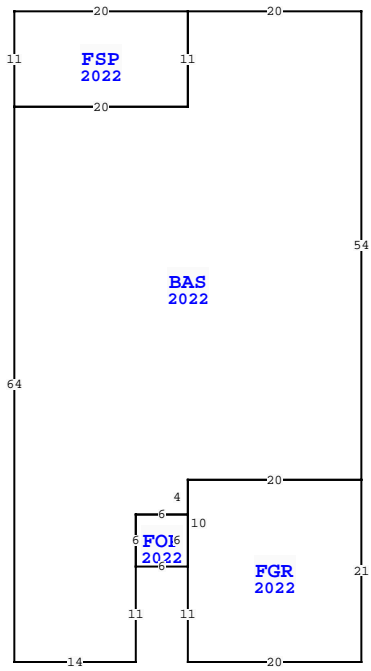


| BUILDING CHARACTERISTICS |                  | CONSTRUCTION  |              |
|--------------------------|------------------|---------------|--------------|
| ELEMENT                  | CD               |               |              |
| Exterior Wall            | 31               | HARDIE BRD    | 100          |
| Roof Structur            | 08               | IRREGULAR     | 100          |
| Roof Cover               | 03               | COMP SHNGL    | 100          |
| Interior Wall            | 05               | DRYWALL       | 100          |
| Interior Floor           | 11               | CLAY TILE     | 60           |
| Interior Floor           | 14               | CARPET        | 40           |
| Air Condition            | 03               | CENTRAL       | 100          |
| Heating Type             | 04               | AIR DUCTED    | 100          |
| Bedrooms                 |                  | 4             | 100          |
| Bathrooms                |                  | 2             | 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      | 04           |
| NEIGHBORHOOD/LOC         | 4077.00          |               |              |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE   | TOT ADJ AREA |
| BAS                      | 2,258            | 100           | 2,258        |
| FGR                      | 420              | 55            | 231          |
| FOP                      | 36               | 30            | 11           |
| FSP                      | 220              | 40            | 88           |
| TOTALS                   | 2,934            |               | 2,588        |

| MARKET ADJUSTMENTS         |     |           |             |                |                 |     |     |      |      |      |        |
|----------------------------|-----|-----------|-------------|----------------|-----------------|-----|-----|------|------|------|--------|
| TYPE                       | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW  | AYB | EYB | ECON | FNCT | NORM | % COND |
| 1                          |     |           |             |                |                 |     |     |      |      |      |        |
| 1 SINGLE FAM - 100% - 2024 |     |           |             |                |                 |     |     |      |      |      |        |
| Heated Area: 2258          |     |           |             |                | HX Base Yr 2024 |     |     |      |      |      |        |



| NASSAU COUNTY PROPERTY    |           | PAGE 1 of 1 | 4        |
|---------------------------|-----------|-------------|----------|
| VALUATION SUMMARY         |           |             |          |
| VALUATION BY              |           |             | STANDARD |
| Tax Group: 4              | Tax Dist: |             |          |
| BUILDING MARKET VALUE     |           |             | 289,468  |
| TOTAL MARKET OB/XF VALUE  |           |             | 6,140    |
| TOTAL LAND VALUE - MARKET |           |             | 200,000  |
| TOTAL MARKET VALUE        |           |             | 495,608  |
| SOH/AGL Deduction         |           |             | 284,347  |
| ASSESSED VALUE            |           |             | 211,261  |
| TOTAL EXEMPTION VALUE     | HX HB     | 50,000      |          |
| BASE TAXABLE VALUE        |           |             | 161,261  |
| TOTAL JUST VALUE          |           |             | 495,608  |
| NCON VALUE                |           |             | 0        |
| INCOME VALUE              |           |             |          |
| PREVIOUS YEAR MKT VALUE   |           |             | 381,141  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 22018615   | CO ISSUED   | 0       | 12/19/2022 |
| 22007161   | NEW CONSTR  | 367,234 | 05/09/2022 |

| SALES DATA                    |            |           |     |     |        |            |
|-------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number             | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 2614/0648                     | 1/19/2023  | SW Q      | I   | 01  |        | 485,000    |
| GRANTOR: LENNAR HOMES LLC     |            |           |     |     |        |            |
| GRANTEE: MELENDEZ OMAR & LUI  |            |           |     |     |        |            |
| 2595/1570                     | 10/06/2022 | SW U      | V   | 37  |        | 1,000,800  |
| GRANTOR: AG ESSENTIAL HOUSING |            |           |     |     |        |            |
| 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 PAVR   | 0       | 100 | 0     | 0  |       | 614.00         | SF        | 10.00   |             |   |        | 10.00           | 6,140 |

BLD DATE 03/06/2023 NW LGL DATE  
XF DATE LAND DATE  
INC DATE AG DATE

85312 STONEHURST PKWY, FERNANDINA BEACH

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

| BUILDING DIMENSIONS   |
|---|
| BAS=[YR=2022] W20 FSP=[YR=2022] W20 S11 E20 N11\$ S11 W20 S64 E14 N11 FOP=[YR=2022] E6 FGR=[YR=2022] S11 E20 N21 W20 S10\$ N6W6S6\$ N6 E6 N4 E20 N54\$. |

| 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                | 000116   | C   | SFR MARSH            | 100 |     | PUD      | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     | 1.00   | 1.00    | 200,000.00  | 200,000.00     | 200,000    |                             |      |         |      |     |    |        |