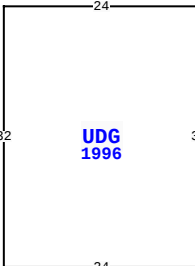


| BUILDING CHARACTERISTICS |                  |                |                  |                                                                                    |                         |           |             |                |                | MARKET ADJUSTMENTS |         |             |      |                   |                 |        |                   |                 |            | NASSAU COUNTY PROPERTY |     |  |  |  |  |  |  |  |  |
|--------------------------|------------------|----------------|------------------|------------------------------------------------------------------------------------|-------------------------|-----------|-------------|----------------|----------------|--------------------|---------|-------------|------|-------------------|-----------------|--------|-------------------|-----------------|------------|------------------------|-----|--|--|--|--|--|--|--|--|
| ELEMENT                  | CD               | CONSTRUCTION   |                  | TYPE                                                                               | MDL                     | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB                | EYB     | ECON        | FNCT |                   | NORM            | % COND | VALUATION SUMMARY |                 |            |                        |     |  |  |  |  |  |  |  |  |
| Exterior Wall            | 12               | CEDAR 100      |                  | 0100                                                                               | 01                      | 2,518     | 123.6480    | 117.47         | 295,789        | 1997               | 2001    | 0           | 0    | 0                 | 11.00           | 89.00  | STANDARD          |                 |            |                        |     |  |  |  |  |  |  |  |  |
| Roof Structur            | 03               | GABLE/HIP 100  |                  | 1 SINGLE FAM - 100% - 1998                                                         |                         |           |             |                |                |                    |         |             |      | Heated Area: 1896 |                 |        |                   | HX Base Yr 1998 |            |                        |     |  |  |  |  |  |  |  |  |
| Roof Cover               | 12               | MODULAR MT 100 |                  |  |                         |           |             |                |                |                    |         |             |      |                   |                 |        |                   |                 |            |                        |     |  |  |  |  |  |  |  |  |
| Interior Wall            | 05               | DRYWALL 100    |                  |                                                                                    |                         |           |             |                |                |                    |         |             |      |                   |                 |        |                   |                 |            |                        |     |  |  |  |  |  |  |  |  |
| Interior Floo            | 14               | CARPET 80      |                  |                                                                                    |                         |           |             |                |                |                    |         |             |      |                   |                 |        |                   |                 |            |                        |     |  |  |  |  |  |  |  |  |
| Interior Floo            | 08               | SHT VINYL 20   |                  |                                                                                    |                         |           |             |                |                |                    |         |             |      |                   |                 |        |                   |                 |            |                        |     |  |  |  |  |  |  |  |  |
| Air Condition            | 03               | CENTRAL 100    |                  |                                                                                    |                         |           |             |                |                |                    |         |             |      |                   |                 |        |                   |                 |            |                        |     |  |  |  |  |  |  |  |  |
| Heating Type             | 04               | AIR DUCTED 100 |                  |                                                                                    |                         |           |             |                |                |                    |         |             |      |                   |                 |        |                   |                 |            |                        |     |  |  |  |  |  |  |  |  |
| Bedrooms                 |                  | 3 100          |                  |                                                                                    |                         |           |             |                |                |                    |         |             |      |                   |                 |        |                   |                 |            |                        |     |  |  |  |  |  |  |  |  |
| Bathrooms                |                  | 2 100          |                  |                                                                                    |                         |           |             |                |                |                    |         |             |      |                   |                 |        |                   |                 |            |                        |     |  |  |  |  |  |  |  |  |
| Frame                    | 02               | WOOD FRAME 100 |                  |                                                                                    |                         |           |             |                |                |                    |         |             |      |                   |                 |        |                   |                 |            |                        |     |  |  |  |  |  |  |  |  |
| Stories                  | 2.               | 2. 100         |                  |                                                                                    |                         |           |             |                |                |                    |         |             |      |                   |                 |        |                   |                 |            |                        |     |  |  |  |  |  |  |  |  |
| Units                    |                  | 0 100          |                  |                                                                                    |                         |           |             |                |                |                    |         |             |      |                   |                 |        |                   |                 |            |                        |     |  |  |  |  |  |  |  |  |
| Occupancy                | 00               | NONE 100       |                  |                                                                                    |                         |           |             |                |                |                    |         |             |      |                   |                 |        |                   |                 |            |                        |     |  |  |  |  |  |  |  |  |
| Quality                  |                  | 06             | Quality Level 06 |                                                                                    |                         |           |             |                |                |                    |         |             |      |                   |                 |        |                   |                 |            |                        |     |  |  |  |  |  |  |  |  |
| DOR CODE                 |                  | 0100           | SINGLE FAMILY    |                                                                                    |                         |           |             |                |                |                    |         |             |      |                   |                 |        |                   |                 |            |                        |     |  |  |  |  |  |  |  |  |
| MAP NUM                  |                  |                | MKT AREA         |                                                                                    | 09                      |           |             |                |                |                    |         |             |      |                   |                 |        |                   |                 |            |                        |     |  |  |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC         |                  | 9001.00        |                  |                                                                                    |                         |           |             |                |                |                    |         |             |      |                   |                 |        |                   |                 |            |                        |     |  |  |  |  |  |  |  |  |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE    | TOT ADJ AREA     | SUBAREA MARKET VALUE                                                               |                         |           |             |                |                |                    |         |             |      |                   |                 |        |                   |                 |            |                        |     |  |  |  |  |  |  |  |  |
| BAS                      | 1,232            | 100            | 1,232            | 128,803                                                                            |                         |           |             |                |                |                    |         |             |      |                   |                 |        |                   |                 |            |                        |     |  |  |  |  |  |  |  |  |
| FOP                      | 640              | 30             | 192              | 20,073                                                                             |                         |           |             |                |                |                    |         |             |      |                   |                 |        |                   |                 |            |                        |     |  |  |  |  |  |  |  |  |
| FUS                      | 664              | 100            | 664              | 69,420                                                                             |                         |           |             |                |                |                    |         |             |      |                   |                 |        |                   |                 |            |                        |     |  |  |  |  |  |  |  |  |
| UDG                      | 768              | 55             | 422              | 44,119                                                                             |                         |           |             |                |                |                    |         |             |      |                   |                 |        |                   |                 |            |                        |     |  |  |  |  |  |  |  |  |
| UOP                      | 40               | 20             | 8                | 837                                                                                |                         |           |             |                |                |                    |         |             |      |                   |                 |        |                   |                 |            |                        |     |  |  |  |  |  |  |  |  |
| TOTALS                   |                  | 3,344          |                  | 2,518                                                                              | 263,252                 |           |             |                |                |                    |         |             |      |                   |                 |        |                   |                 |            |                        |     |  |  |  |  |  |  |  |  |
| EXTRA FEATURES           |                  |                |                  |                                                                                    | 3168 RIVER RD, HILLIARD |           |             |                |                |                    |         |             |      |                   | BLD DATE        |        | LGL DATE          |                 | 06/13/2023 |                        | MLU |  |  |  |  |  |  |  |  |
|                          |                  |                |                  |                                                                                    |                         |           |             |                |                |                    |         |             |      |                   | XF DATE         |        | LAND DATE         |                 |            |                        |     |  |  |  |  |  |  |  |  |
|                          |                  |                |                  |                                                                                    |                         |           |             |                |                |                    |         |             |      |                   | INC DATE        |        | AG DATE           |                 |            |                        |     |  |  |  |  |  |  |  |  |
| 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                        | 0504             | FP-ELECTRI     | 0 100            | 0                                                                                  | 0                       | 1.00      | UT          | 2,000.00       | 2,000.00       | 100                | 1997    | 1997        | 3    | 80                | 1,600           |        |                   |                 |            |                        |     |  |  |  |  |  |  |  |  |
| 2                        | 0812             | CONCRETE C     | 0 100            | 0                                                                                  | 0                       | 1,280.00  | SF          | 4.00           | 4.00           | 100                | 1998    | 1998        | 3    | 75                | 3,840           |        |                   |                 |            |                        |     |  |  |  |  |  |  |  |  |
| 3                        | 0681             | POLE SHED      | 0 100            | 32                                                                                 | 12                      | 384.00    | SF          | 15.00          | 15.00          | 100                | 1998    | 1998        | 3    | 26                | 1,498           |        |                   |                 |            |                        |     |  |  |  |  |  |  |  |  |
|                          |                  |                |                  |                                                                                    |                         |           |             |                |                |                    |         |             |      |                   |                 |        |                   |                 |            |                        |     |  |  |  |  |  |  |  |  |
|                          |                  |                |                  |                                                                                    |                         |           |             |                |                |                    |         |             |      |                   |                 |        |                   |                 |            |                        |     |  |  |  |  |  |  |  |  |
|                          |                  |                |                  |                                                                                    |                         |           |             |                |                |                    |         |             |      |                   |                 |        |                   |                 |            |                        |     |  |  |  |  |  |  |  |  |
|                          |                  |                |                  |                                                                                    |                         |           |             |                |                |                    |         |             |      |                   |                 |        |                   |                 |            |                        |     |  |  |  |  |  |  |  |  |
|                          |                  |                |                  |                                                                                    |                         |           |             |                |                |                    |         |             |      |                   |                 |        |                   |                 |            |                        |     |  |  |  |  |  |  |  |  |
|                          |                  |                |                  |                                                                                    |                         |           |             |                |                |                    |         |             |      |                   |                 |        |                   |                 |            |                        |     |  |  |  |  |  |  |  |  |
|                          |                  |                |                  |                                                                                    |                         |           |             |                |                |                    |         |             |      |                   |                 |        |                   |                 |            |                        |     |  |  |  |  |  |  |  |  |
|                          |                  |                |                  |                                                                                    |                         |           |             |                |                |                    |         |             |      |                   |                 |        |                   |                 |            |                        |     |  |  |  |  |  |  |  |  |
|                          |                  |                |                  |                                                                                    |                         |           |             |                |                |                    |         |             |      |                   |                 |        |                   |                 |            |                        |     |  |  |  |  |  |  |  |  |
|                          |                  |                |                  |                                                                                    |                         |           |             |                |                |                    |         |             |      |                   |                 |        |                   |                 |            |                        |     |  |  |  |  |  |  |  |  |
|                          |                  |                |                  |                                                                                    |                         |           |             |                |                |                    |         |             |      |                   |                 |        |                   |                 |            |                        |     |  |  |  |  |  |  |  |  |
|                          |                  |                |                  |                                                                                    |                         |           |             |                |                |                    |         |             |      |                   |                 |        |                   |                 |            |                        |     |  |  |  |  |  |  |  |  |
|                          |                  |                |                  |                                                                                    |                         |           |             |                |                |                    |         |             |      |                   |                 |        |                   |                 |            |                        |     |  |  |  |  |  |  |  |  |
|                          |                  |                |                  |                                                                                    |                         |           |             |                |                |                    |         |             |      |                   |                 |        |                   |                 |            |                        |     |  |  |  |  |  |  |  |  |
|                          |                  |                |                  |                                                                                    |                         |           |             |                |                |                    |         |             |      |                   |                 |        |                   |                 |            |                        |     |  |  |  |  |  |  |  |  |
|                          |                  |                |                  |                                                                                    |                         |           |             |                |                |                    |         |             |      |                   |                 |        |                   |                 |            |                        |     |  |  |  |  |  |  |  |  |
|                          |                  |                |                  |                                                                                    |                         |           |             |                |                |                    |         |             |      |                   |                 |        |                   |                 |            |                        |     |  |  |  |  |  |  |  |  |
|                          |                  |                |                  |                                                                                    |                         |           |             |                |                |                    |         |             |      |                   |                 |        |                   |                 |            |                        |     |  |  |  |  |  |  |  |  |
|                          |                  |                |                  |                                                                                    |                         |           |             |                |                |                    |         |             |      |                   |                 |        |                   |                 |            |                        |     |  |  |  |  |  |  |  |  |
|                          |                  |                |                  |                                                                                    |                         |           |             |                |                |                    |         |             |      |                   |                 |        |                   |                 |            |                        |     |  |  |  |  |  |  |  |  |
|                          |                  |                |                  |                                                                                    |                         |           |             |                |                |                    |         |             |      |                   |                 |        |                   |                 |            |                        |     |  |  |  |  |  |  |  |  |
|                          |                  |                |                  |                                                                                    |                         |           |             |                |                |                    |         |             |      |                   |                 |        |                   |                 |            |                        |     |  |  |  |  |  |  |  |  |
|                          |                  |                |                  |                                                                                    |                         |           |             |                |                |                    |         |             |      |                   |                 |        |                   |                 |            |                        |     |  |  |  |  |  |  |  |  |
|                          |                  |                |                  |                                                                                    |                         |           |             |                |                |                    |         |             |      |                   |                 |        |                   |                 |            |                        |     |  |  |  |  |  |  |  |  |
|                          |                  |                |                  |                                                                                    |                         |           |             |                |                |                    |         |             |      |                   |                 |        |                   |                 |            |                        |     |  |  |  |  |  |  |  |  |
|                          |                  |                |                  |                                                                                    |                         |           |             |                |                |                    |         |             |      |                   |                 |        |                   |                 |            |                        |     |  |  |  |  |  |  |  |  |
|                          |                  |                |                  |                                                                                    |                         |           |             |                |                |                    |         |             |      |                   |                 |        |                   |                 |            |                        |     |  |  |  |  |  |  |  |  |
|                          |                  |                |                  |                                                                                    |                         |           |             |                |                |                    |         |             |      |                   |                 |        |                   |                 |            |                        |     |  |  |  |  |  |  |  |  |
|                          |                  |                |                  |                                                                                    |                         |           |             |                |                |                    |         |             |      |                   |                 |        |                   |                 |            |                        |     |  |  |  |  |  |  |  |  |
|                          |                  |                |                  |                                                                                    |                         |           |             |                |                |                    |         |             |      |                   |                 |        |                   |                 |            |                        |     |  |  |  |  |  |  |  |  |
|                          |                  |                |                  |                                                                                    |                         |           |             |                |                |                    |         |             |      |                   |                 |        |                   |                 |            |                        |     |  |  |  |  |  |  |  |  |
|                          |                  |                |                  |                                                                                    |                         |           |             |                |                |                    |         |             |      |                   |                 |        |                   |                 |            |                        |     |  |  |  |  |  |  |  |  |
|                          |                  |                |                  |                                                                                    |                         |           |             |                |                |                    |         |             |      |                   |                 |        |                   |                 |            |                        |     |  |  |  |  |  |  |  |  |
|                          |                  |                |                  |                                                                                    |                         |           |             |                |                |                    |         |             |      |                   |                 |        |                   |                 |            |                        |     |  |  |  |  |  |  |  |  |
|                          |                  |                |                  |                                                                                    |                         |           |             |                |                |                    |         |             |      |                   |                 |        |                   |                 |            |                        |     |  |  |  |  |  |  |  |  |
|                          |                  |                |                  |                                                                                    |                         |           |             |                |                |                    |         |             |      |                   |                 |        |                   |                 |            |                        |     |  |  |  |  |  |  |  |  |
|                          |                  |                |                  |                                                                                    |                         |           |             |                |                |                    |         |             |      |                   |                 |        |                   |                 |            |                        |     |  |  |  |  |  |  |  |  |
|                          |                  |                |                  |                                                                                    |                         |           |             |                |                |                    |         |             |      |                   |                 |        |                   |                 |            |                        |     |  |  |  |  |  |  |  |  |
|                          |                  |                |                  |                                                                                    |                         |           |             |                |                |                    |         |             |      |                   |                 |        |                   |                 |            |                        |     |  |  |  |  |  |  |  |  |
|                          |                  |                |                  |                                                                                    |                         |           |             |                |                |                    |         |             |      |                   |                 |        |                   |                 |            |                        |     |  |  |  |  |  |  |  |  |
|                          |                  |                |                  |                                                                                    |                         |           |             |                |                |                    |         |             |      |                   |                 |        |                   |                 |            |                        |     |  |  |  |  |  |  |  |  |
|                          |                  |                |                  |                                                                                    |                         |           |             |                |                |                    |         |             |      |                   |                 |        |                   |                 |            |                        |     |  |  |  |  |  |  |  |  |
|                          |                  |                |                  |                                                                                    |                         |           |             |                |                |                    |         |             |      |                   |                 |        |                   |                 |            |                        |     |  |  |  |  |  |  |  |  |
|                          |                  |                |                  |                                                                                    |                         |           |             |                |                |                    |         |             |      |                   |                 |        |                   |                 |            |                        |     |  |  |  |  |  |  |  |  |
|                          |                  |                |                  |                                                                                    |                         |           |             |                |                |                    |         |             |      |                   |                 |        |                   |                 |            |                        |     |  |  |  |  |  |  |  |  |
|                          |                  |                |                  |                                                                                    |                         |           |             |                |                |                    |         |             |      |                   |                 |        |                   |                 |            |                        |     |  |  |  |  |  |  |  |  |
|                          |                  |                |                  |                                                                                    |                         |           |             |                |                |                    |         |             |      |                   |                 |        |                   |                 |            |                        |     |  |  |  |  |  |  |  |  |
|                          |                  |                |                  |                                                                                    |                         |           |             |                |                |                    |         |             |      |                   |                 |        |                   |                 |            |                        |     |  |  |  |  |  |  |  |  |