

| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|------------------|--------------|
| ELEMENT | CD | | |
| Exterior Wall | 17 | CB STUCCO | 100 |
| Roof Structur | 09 | RIDGE FRME | 100 |
| Roof Cover | 04 | BUILT-UP | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floor | 11 | CLAY TILE | 50 |
| Interior Floor | 14 | CARPET | 50 |
| Ceiling | 02 | F.NOT SUS | 100 |
| Air Condition | 03 | CENTRAL | 100 |
| Heating Type | 04 | AIR DUCTED | 100 |
| Fixtures | | 16 | 100 |
| Frame | 03 | MASONRY | 100 |
| Story Height | | 0 | 100 |
| RMS | | 16 | 100 |
| Stories | 1. | 1. | 100 |
| Units | | 0 | 100 |
| Occupancy | 00 | NONE | 100 |
| Quality | 03 | Quality Level 03 | |
| DOR CODE | 1700 | OFFICE BUILDINGS | |
| MAP NUM | | MKT AREA | 07 |
| NEIGHBORHOOD/LOC | 1290.100 | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA |
| BAS | 3,170 | 100 | 3,170 |
| CAN | 54 | 30 | 16 |
| CAN | 54 | 30 | 16 |
| CAN | 54 | 30 | 16 |
| CAN | 90 | 30 | 27 |
| UST | 3,432 | 40 | 1,373 |
| TOTALS | 6,854 | | 4,618 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | | |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|--|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | | |
| 1701 | 04 | 4,618 | 102.3570 | 145.09 | 670,026 | 2022 | 2022 | 0 | 0 | 0 | 100.00 | | |

| | | | | | |
|--------------------------|--|-------------------|--|------------|--|
| 1 OFFICE 1&2 - 0% - 2023 | | Heated Area: 3170 | | HX Base Yr | |
|--------------------------|--|-------------------|--|------------|--|

| NASSAU COUNTY PROPERTY | | PAGE 1 of 1 | 1 |
|---------------------------|-----------|-------------|---|
| VALUATION SUMMARY | | | |
| VALUATION BY | STANDARD | | |
| Tax Group: 1 | Tax Dist: | | |
| BUILDING MARKET VALUE | 670,026 | | |
| TOTAL MARKET OB/XF VALUE | 79,964 | | |
| TOTAL LAND VALUE - MARKET | 489,520 | | |
| TOTAL MARKET VALUE | 1,239,510 | | |
| SOH/AGL Deduction | 29,510 | | |
| ASSESSED VALUE | 1,210,000 | | |
| TOTAL EXEMPTION VALUE | 0 | | |
| BASE TAXABLE VALUE | 1,210,000 | | |
| TOTAL JUST VALUE | 1,239,510 | | |
| NCON VALUE | 0 | | |
| INCOME VALUE | 0 | | |
| PREVIOUS YEAR MKT VALUE | 1,100,000 | | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|---------|------------|
| 4537 | NEW CONSTR | 556,710 | 05/11/2022 |

| SALES DATA | | | | | | |
|-------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2440/1459 | 3/05/2021 | WD | Q | V | 01 | 373,500 |

GRANTOR: US 1 PROPERTIES LLC
GRANTEE: FUSILLI INVESTMENTS

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

| BUILDING DIMENSIONS | |
|---|--|
| UST=[YR=2022] W52 BAS=[YR=2022] W48 S41 W2 S7 CAN=[YR=2022] W5 S18 E5 N18\$ S18 E26 N2 E3 CAN=[YR=2022] S3 E18 N3 W18\$ E21 N64\$ S66 E5 CAN=[YR=2022] S3 E18 N3 W18\$ E25 CAN=[YR=2022] S3 E18 N3 W18\$ E22 N66\$. | |

| 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 | 0803 | ASPHALT C | 0 | 0 | 0 | 0 | 20,473.00 | SF | 2.00 | 2.00 | 100 | 2022 | 2022 | 3 | 90 | 36,851 | |
| 2 | 0811 | CONCRETE B | 0 | 0 | 0 | 0 | 2,178.00 | SF | 5.20 | 5.20 | 100 | 2022 | 2022 | 3 | 100 | 11,326 | |
| 3 | 0400 | CONC CURB | 0 | 0 | 0 | 0 | 594.00 | LF | 15.00 | 15.00 | 100 | 2022 | 2022 | 3 | 100 | 8,910 | |
| 4 | 0424 | CL FNC 6' | 0 | 0 | 0 | 0 | 46.00 | LF | 20.00 | 20.00 | 100 | 2022 | 2022 | 3 | 99 | 911 | |
| 5 | 0463 | FENCE GATE | 0 | 0 | 0 | 0 | 2.00 | UT | 300.00 | 300.00 | 100 | 2022 | 2022 | 3 | 99 | 594 | |
| 6 | 0966 | FIRE SPRNK | 0 | 0 | 0 | 0 | 6,849.00 | SF | 3.00 | 3.00 | 100 | 2022 | 2022 | 3 | 100 | 20,547 | |
| 7 | 0402 | CONC BUMPE | 0 | 0 | 0 | 0 | 33.00 | UT | 25.00 | 25.00 | 100 | 2022 | 2022 | 3 | 100 | 825 | |

| 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 | 001700 | C | 1STORY OFF | 0 | | CH | 0.00 | 0.00 | 67,520.00 | SF | | 1.00 | 1.00 | 1.00 | 7.25 | 7.25 | 489,520 | | | | | | | |