



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 31 | HARDIE BRD 80  |
| Exterior Wall            | 16 | WD FR STUC 20  |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 14 | CARPET 70      |
| Interior Floo            | 08 | SHT VINYL 30   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 | 4  | 100            |
| Bathrooms                | 2  | 100            |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 0  | 0 100          |
| Units                    | 0  | 0 100          |
| Occupancy                | 00 | NONE 100       |

|          |      |                  |
|----------|------|------------------|
| Quality  | 04   | Quality Level 04 |
| DOR CODE | 0100 | SINGLE FAMILY    |

|                  |          |          |    |
|------------------|----------|----------|----|
| MAP NUM          |          | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4067.100 |          |    |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,940            | 100         | 1,940        | 202,366              |
| FGR       | 440              | 55          | 242          | 25,244               |
| FOP       | 54               | 30          | 16           | 1,669                |
| FOP       | 110              | 30          | 33           | 3,442                |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 2,544 |  | 2,231 | 232,721 |
|--------|-------|--|-------|---------|

| EXTRA FEATURES |            |             |         |   |    |        |    |        |       |
|----------------|------------|-------------|---------|---|----|--------|----|--------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L | W  | UNITS  | UT | Adj R  | NOTES |
| 1              | 0811       | CONCRETE B  | 0       | 0 | 0  | 674.00 | SF | 5.20   |       |
| 2              | 0476       | VF 6 SBPL   | 0       | 0 | 88 | 88.00  | LF | 32.00  |       |
| 3              | 0470       | VNYL GATE   | 0       | 0 | 0  | 1.00   | UT | 300.00 |       |

| TYPE                  | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM | % COND |
|-----------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|------|--------|
| 0100                  | 01  | 2,231     | 112.1610    | 106.55         | 237,713        | 2018 | 2018 | 0    | 0    | 0 | 2.10 | 97.90  |
| 1 SINGLE FAM - 0% - 0 |     |           |             |                |                |      |      |      |      |   |      |        |
| Heated Area: 1940     |     |           |             |                |                |      |      |      |      |   |      |        |
| HX Base Yr            |     |           |             |                |                |      |      |      |      |   |      |        |
|                       |     |           |             |                |                |      |      |      |      |   |      |        |

|                                       |    |        |                |           |         |             |   |        |                 |           |  |  |
|---------------------------------------|----|--------|----------------|-----------|---------|-------------|---|--------|-----------------|-----------|--|--|
| 95209 SNAPDRAGON DR, FERNANDINA BEACH |    |        |                | BLD DATE  |         | 03/29/2023  |   | NW     |                 | LGL DATE  |  |  |
|                                       |    |        |                | XF DATE   |         |             |   |        |                 | LAND DATE |  |  |
|                                       |    |        |                | INC DATE  |         |             |   |        |                 | AG DATE   |  |  |
| UNITS                                 | UT | Adj R  | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES     |  |  |
| 674.00                                | SF | 5.20   | 5.20           | 100       | 2018    | 2018        | 3 | 97     | 3,400           |           |  |  |
| 88.00                                 | LF | 32.00  | 32.00          | 100       | 2021    | 2021        | 3 | 98     | 2,760           |           |  |  |
| 1.00                                  | UT | 300.00 | 300.00         | 100       | 2021    | 2021        | 3 | 98     | 294             |           |  |  |
|                                       |    |        |                |           |         |             |   |        |                 |           |  |  |
|                                       |    |        |                |           |         |             |   |        |                 |           |  |  |
|                                       |    |        |                |           |         |             |   |        |                 |           |  |  |
|                                       |    |        |                |           |         |             |   |        |                 |           |  |  |
|                                       |    |        |                |           |         |             |   |        |                 |           |  |  |
|                                       |    |        |                |           |         |             |   |        |                 |           |  |  |
|                                       |    |        |                |           |         |             |   |        |                 |           |  |  |
|                                       |    |        |                |           |         |             |   |        |                 |           |  |  |
|                                       |    |        |                |           |         |             |   |        |                 |           |  |  |
|                                       |    |        |                |           |         |             |   |        |                 |           |  |  |
|                                       |    |        |                |           |         |             |   |        |                 |           |  |  |
|                                       |    |        |                |           |         |             |   |        |                 |           |  |  |
|                                       |    |        |                |           |         |             |   |        |                 |           |  |  |
|                                       |    |        |                |           |         |             |   |        |                 |           |  |  |
|                                       |    |        |                |           |         |             |   |        |                 |           |  |  |
|                                       |    |        |                |           |         |             |   |        |                 |           |  |  |
|                                       |    |        |                |           |         |             |   |        |                 |           |  |  |
|                                       |    |        |                |           |         |             |   |        |                 |           |  |  |
|                                       |    |        |                |           |         |             |   |        |                 |           |  |  |
|                                       |    |        |                |           |         |             |   |        |                 |           |  |  |
|                                       |    |        |                |           |         |             |   |        |                 |           |  |  |
|                                       |    |        |                |           |         |             |   |        |                 |           |  |  |
|                                       |    |        |                |           |         |             |   |        |                 |           |  |  |
|                                       |    |        |                |           |         |             |   |        |                 |           |  |  |
|                                       |    |        |                |           |         |             |   |        |                 |           |  |  |
|                                       |    |        |                |           |         |             |   |        |                 |           |  |  |
|                                       |    |        |                |           |         |             |   |        |                 |           |  |  |
|                                       |    |        |                |           |         |             |   |        |                 |           |  |  |
|                                       |    |        |                |           |         |             |   |        |                 |           |  |  |
|                                       |    |        |                |           |         |             |   |        |                 |           |  |  |
|                                       |    |        |                |           |         |             |   |        |                 |           |  |  |
|                                       |    |        |                |           |         |             |   |        |                 |           |  |  |
|                                       |    |        |                |           |         |             |   |        |                 |           |  |  |
|                                       |    |        |                |           |         |             |   |        |                 |           |  |  |
|                                       |    |        |                |           |         |             |   |        |                 |           |  |  |
|                                       |    |        |                |           |         |             |   |        |                 |           |  |  |
|                                       |    |        |                |           |         |             |   |        |                 |           |  |  |
|                                       |    |        |                |           |         |             |   |        |                 |           |  |  |
|                                       |    |        |                |           |         |             |   |        |                 |           |  |  |
|                                       |    |        |                |           |         |             |   |        |                 |           |  |  |
|                                       |    |        |                |           |         |             |   |        |                 |           |  |  |
|                                       |    |        |                |           |         |             |   |        |                 |           |  |  |
|                                       |    |        |                |           |         |             |   |        |                 |           |  |  |
|                                       |    |        |                |           |         |             |   |        |                 |           |  |  |
|                                       |    |        |                |           |         |             |   |        |                 |           |  |  |
|                                       |    |        |                |           |         |             |   |        |                 |           |  |  |
|                                       |    |        |                |           |         |             |   |        |                 |           |  |  |
|                                       |    |        |                |           |         |             |   |        |                 |           |  |  |
|                                       |    |        |                |           |         |             |   |        |                 |           |  |  |
|                                       |    |        |                |           |         |             |   |        |                 |           |  |  |
|                                       |    |        |                |           |         |             |   |        |                 |           |  |  |
|                                       |    |        |                |           |         |             |   |        |                 |           |  |  |
|                                       |    |        |                |           |         |             |   |        |                 |           |  |  |
|                                       |    |        |                |           |         |             |   |        |                 |           |  |  |
|                                       |    |        |                |           |         |             |   |        |                 |           |  |  |
|                                       |    |        |                |           |         |             |   |        |                 |           |  |  |
|                                       |    |        |                |           |         |             |   |        |                 |           |  |  |
|                                       |    |        |                |           |         |             |   |        |                 |           |  |  |
|                                       |    |        |                |           |         |             |   |        |                 |           |  |  |
|                                       |    |        |                |           |         |             |   |        |                 |           |  |  |
|                                       |    |        |                |           |         |             |   |        |                 |           |  |  |
|                                       |    |        |                |           |         |             |   |        |                 |           |  |  |
|                                       |    |        |                |           |         |             |   |        |                 |           |  |  |
|                                       |    |        |                |           |         |             |   |        |                 |           |  |  |
|                                       |    |        |                |           |         |             |   |        |                 |           |  |  |
|                                       |    |        |                |           |         |             |   |        |                 |           |  |  |
|                                       |    |        |                |           |         |             |   |        |                 |           |  |  |
|                                       |    |        |                |           |         |             |   |        |                 |           |  |  |
|                                       |    |        |                |           |         |             |   |        |                 |           |  |  |
|                                       |    |        |                |           |         |             |   |        |                 |           |  |  |
|                                       |    |        |                |           |         |             |   |        |                 |           |  |  |
|                                       |    |        |                |           |         |             |   |        |                 |           |  |  |
|                                       |    |        |                |           |         |             |   |        |                 |           |  |  |
|                                       |    |        |                |           |         |             |   |        |                 |           |  |  |
|                                       |    |        |                |           |         |             |   |        |                 |           |  |  |
|                                       |    |        |                |           |         |             |   |        |                 |           |  |  |
|                                       |    |        |                |           |         |             |   |        |                 |           |  |  |
|                                       |    |        |                |           |         |             |   |        |                 |           |  |  |
|                                       |    |        |                |           |         |             |   |        |                 |           |  |  |
|                                       |    |        |                |           |         |             |   |        |                 |           |  |  |
|                                       |    |        |                |           |         |             |   |        |                 |           |  |  |
|                                       |    |        |                |           |         |             |   |        |                 |           |  |  |
|                                       |    |        |                |           |         |             |   |        |                 |           |  |  |
|                                       |    |        |                |           |         |             |   |        |                 |           |  |  |
|                                       |    |        |                |           |         |             |   |        |                 |           |  |  |
|                                       |    |        |                |           |         |             |   |        |                 |           |  |  |
|                                       |    |        |                |           |         |             |   |        |                 |           |  |  |
|                                       |    |        |                |           |         |             |   |        |                 |           |  |  |
|                                       |    |        |                |           |         |             |   |        |                 |           |  |  |
|                                       |    |        |                |           |         |             |   |        |                 |           |  |  |
|                                       |    |        |                |           |         |             |   |        |                 |           |  |  |
|                                       |    |        |                |           |         |             |   |        |                 |           |  |  |
|                                       |    |        |                |           |         |             |   |        |                 |           |  |  |
|                                       |    |        |                |           |         |             |   |        |                 |           |  |  |
|                                       |    |        |                |           |         |             |   |        |                 |           |  |  |
|                                       |    |        |                |           |         |             |   |        |                 |           |  |  |
|                                       |    |        |                |           |         |             |   |        |                 |           |  |  |
|                                       |    |        |                |           |         |             |   |        |                 |           |  |  |
|                                       |    |        |                |           |         |             |   |        |                 |           |  |  |

| NASSAU COUNTY PROPERTY    |  |           |             |
|---------------------------|--|-----------|-------------|
| VALUATION SUMMARY         |  |           | PAGE 1 of 1 |
| VALUATION BY              |  |           | STANDARD    |
| Tax Group: 4              |  | Tax Dist: |             |
| BUILDING MARKET VALUE     |  | 232,721   |             |
| TOTAL MARKET OB/XF VALUE  |  | 6,454     |             |
| TOTAL LAND VALUE - MARKET |  | 75,000    |             |
| TOTAL MARKET VALUE        |  | 314,175   |             |
| SOH/AGL Deduction         |  | 0         |             |
| ASSESSED VALUE            |  | 314,175   |             |
| TOTAL EXEMPTION VALUE     |  | 0         |             |
| BASE TAXABLE VALUE        |  | 314,175   |             |
| TOTAL JUST VALUE          |  | 314,175   |             |
| NCON VALUE                |  | 0         |             |
| INCOME VALUE              |  |           |             |
| PREVIOUS YEAR MKT VALUE   |  | 303,750   |             |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| B1808234   | CO ISSUED   | 0       | 12/05/2018 |
| B1808234   | NEW CONSTR  | 254,426 | 08/13/2018 |

| SALES DATA                     |            |           |     |     |        |            |
|--------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 2521/0215                      | 12/08/2021 | SW        | U   | V   | 30     | 6,996,600  |
| GRANTOR: LAF JAX NC LLC        |            |           |     |     |        |            |
| GRANTEE: MURAKAMI FL LLC       |            |           |     |     |        |            |
| 2287/0269                      | 6/28/2019  | SW        | U   | I   | 11     | 100        |
| GRANTOR: BRS BETTER NEIGHBORHO |            |           |     |     |        |            |
| GRANTEE: LAF JAX NC LLC        |            |           |     |     |        |            |

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

| BUILDING DIMENSIONS                                                                                                                                                       |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2018] W11 FOP=[YR=2018] W16 S7 E14 U2 R2 N5\$ S5 D2 L2 W14 N15 W17 S63 E15 N8 FOP=[YR=2018] E9 FGR=[YR=2018] S11 E20 N22 W20 S11\$ N6 W9 S6\$ N6 E9 N5 E20 N36\$. |  |  |  |  |  |  |  |  |  |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000100   | C   | SFR                  | 0   |     | RSF-2    | 0.00  | 0.00  | 1.00        |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|
| 6,454       |  |  |  |  |  |  |  |  |  |

| 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 |
|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| LT        |     | 1.00     | 1.00   | 1.00    | 75,000.00  | 75,000.00      | 75,000     |                             |      |         |      |     |    |        |