

| BUILDING CHARACTERISTICS |                  |                                                                                            |                      |                      |      |          |       |          |                | MARKET ADJUSTMENTS    |         |             |        |         |                 |                |            |                             |      | NASSAU COUNTY PROPERTY |      |     |    |        |  |  |  |  |  |
|--------------------------|------------------|--------------------------------------------------------------------------------------------|----------------------|----------------------|------|----------|-------|----------|----------------|-----------------------|---------|-------------|--------|---------|-----------------|----------------|------------|-----------------------------|------|------------------------|------|-----|----|--------|--|--|--|--|--|
| CONSTRUCTION             |                  |                                                                                            |                      |                      |      |          |       |          |                | VALUATION SUMMARY     |         |             |        |         |                 |                |            |                             |      | PAGE 1 of 2            |      |     |    |        |  |  |  |  |  |
| ELEMENT                  | CD               | TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND |                      |                      |      |          |       |          |                |                       |         |             |        |         |                 |                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Exterior Wall            | 20               | FACE BRICK 100                                                                             |                      |                      |      |          |       |          |                |                       |         |             |        |         |                 |                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Roof Structur            | 03               | GABLE/HIP 100                                                                              |                      |                      |      |          |       |          |                |                       |         |             |        |         |                 |                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Roof Cover               | 12               | MODULAR MT 100                                                                             |                      |                      |      |          |       |          |                |                       |         |             |        |         |                 |                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Interior Wall            | 05               | DRYWALL 100                                                                                |                      |                      |      |          |       |          |                |                       |         |             |        |         |                 |                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Interior Floo            | 14               | CARPET 70                                                                                  |                      |                      |      |          |       |          |                |                       |         |             |        |         |                 |                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Interior Floo            | 15               | HARDTILE 30                                                                                |                      |                      |      |          |       |          |                |                       |         |             |        |         |                 |                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Air Condition            | 03               | CENTRAL 100                                                                                |                      |                      |      |          |       |          |                |                       |         |             |        |         |                 |                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Heating Type             | 04               | AIR DUCTED 100                                                                             |                      |                      |      |          |       |          |                |                       |         |             |        |         |                 |                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Bedrooms                 |                  | 3 100                                                                                      |                      |                      |      |          |       |          |                |                       |         |             |        |         |                 |                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Bathrooms                |                  | 2 100                                                                                      |                      |                      |      |          |       |          |                |                       |         |             |        |         |                 |                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Frame                    | 02               | WOOD FRAME 100                                                                             |                      |                      |      |          |       |          |                |                       |         |             |        |         |                 |                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Stories                  | 1.               | 1. 100                                                                                     |                      |                      |      |          |       |          |                |                       |         |             |        |         |                 |                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Units                    | 0                | 100                                                                                        |                      |                      |      |          |       |          |                |                       |         |             |        |         |                 |                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| BUD8 Adjustme            | 04               | DIST 01 100                                                                                |                      |                      |      |          |       |          |                |                       |         |             |        |         |                 |                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Occupancy                | 00               | NONE 100                                                                                   |                      |                      |      |          |       |          |                |                       |         |             |        |         |                 |                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Quality                  |                  | 06 Quality Level 06                                                                        |                      |                      |      |          |       |          |                |                       |         |             |        |         |                 |                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| DOR CODE                 |                  | 0100 SINGLE FAMILY                                                                         |                      |                      |      |          |       |          |                |                       |         |             |        |         |                 |                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| MAP NUM                  |                  | MKT AREA                                                                                   |                      |                      |      |          |       |          |                |                       |         |             |        |         |                 |                |            | 04                          |      |                        |      |     |    |        |  |  |  |  |  |
| NEIGHBORHOOD/LOC         |                  | 4053.00                                                                                    |                      |                      |      |          |       |          |                |                       |         |             |        |         |                 |                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE                                                                                | TOT ADJ AREA         | SUBAREA MARKET VALUE |      |          |       |          |                |                       |         |             |        |         |                 |                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| BAS                      | 1,712            | 100                                                                                        | 1,712                | 145,427              |      |          |       |          |                |                       |         |             |        |         |                 |                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| BAS                      | 484              | 100                                                                                        | 484                  | 41,113               |      |          |       |          |                |                       |         |             |        |         |                 |                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| FOP                      | 156              | 30                                                                                         | 47                   | 3,992                |      |          |       |          |                |                       |         |             |        |         |                 |                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| FSP                      | 168              | 40                                                                                         | 67                   | 5,691                |      |          |       |          |                |                       |         |             |        |         |                 |                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| TOTALS                   |                  | 2,520                                                                                      |                      | 2,310                |      | 196,224  |       |          |                |                       |         |             |        |         |                 |                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| EXTRA FEATURES           |                  |                                                                                            |                      |                      |      |          |       |          |                | 85241 HARTS RD, YULEE |         |             |        |         |                 |                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| 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                        | 0811             | CONCRETE B                                                                                 | 0 100                | 0                    | 0    | 600.00   | SF    | 5.20     | 5.20           | 100                   | 1981    | 1981        | 3      | 35      | 1,092           |                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| 2                        | 0500             | FP-PRE FAB                                                                                 | 0 100                | 0                    | 0    | 1.00     | UT    | 3,500.00 | 3,500.00       | 100                   | 1981    | 1981        | 3      | 49      | 1,715           |                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| 3                        | 0940             | SHEDS/PORT                                                                                 | 0 100                | 12                   | 24   | 288.00   | SF    | 20.10    | 20.10          | 100                   | 1985    | 1985        | 3      | 20      | 1,158           |                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| 4                        | 0810             | CONCRETE A                                                                                 | 0 100                | 0                    | 0    | 440.00   | SF    | 6.50     | 6.50           | 100                   | 2003    | 2003        | 3      | 83      | 2,374           |                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| 5                        | 0803             | ASPHALT C                                                                                  | 0 100                | 0                    | 0    | 4,732.00 | SF    | 2.00     | 2.00           | 100                   | 2005    | 2005        | 3      | 56      | 5,300           |                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| 6                        | 0530             | STBL WD                                                                                    | 0 100                | 36                   | 24   | 864.00   | SF    | 30.00    | 30.00          | 100                   | 2005    | 2005        | 3      | 40      | 10,368          |                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
|                          |                  |                                                                                            |                      |                      |      |          |       |          |                |                       |         |             |        |         |                 |                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
|                          |                  |                                                                                            |                      |                      |      |          |       |          |                |                       |         |             |        |         |                 |                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
|                          |                  |                                                                                            |                      |                      |      |          |       |          |                |                       |         |             |        |         |                 |                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
|                          |                  |                                                                                            |                      |                      |      |          |       |          |                |                       |         |             |        |         |                 |                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
|                          |                  |                                                                                            |                      |                      |      |          |       |          |                |                       |         |             |        |         |                 |                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| LAND DESCRIPTION         |                  |                                                                                            |                      |                      |      |          |       |          |                | TOTAL OB/XF           |         |             |        |         |                 |                |            |                             |      | 22,007                 |      |     |    |        |  |  |  |  |  |
| 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                        | 000115           | C                                                                                          | SFR ACRES            | 100                  | 0006 | RM       | 0.00  | 0.00     | 2.66           | AC                    |         | 1.00        | 1.00   | 1.00    | 80,000.00       | 80,000.00      | 212,800    |                             |      |                        |      |     |    |        |  |  |  |  |  |
|                          |                  |                                                                                            |                      |                      |      |          |       |          |                |                       |         |             |        |         |                 |                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
|                          |                  |                                                                                            |                      |                      |      |          |       |          |                |                       |         |             |        |         |                 |                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
|                          |                  |                                                                                            |                      |                      |      |          |       |          |                |                       |         |             |        |         |                 |                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
|                          |                  |                                                                                            |                      |                      |      |          |       |          |                |                       |         |             |        |         |                 |                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
|                          |                  |                                                                                            |                      |                      |      |          |       |          |                |                       |         |             |        |         |                 |                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
|                          |                  |                                                                                            |                      |                      |      |          |       |          |                |                       |         |             |        |         |                 |                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
|                          |                  |                                                                                            |                      |                      |      |          |       |          |                |                       |         |             |        |         |                 |                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
|                          |                  |                                                                                            |                      |                      |      |          |       |          |                |                       |         |             |        |         |                 |                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
|                          |                  |                                                                                            |                      |                      |      |          |       |          |                |                       |         |             |        |         |                 |                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
|                          |                  |                                                                                            |                      |                      |      |          |       |          |                |                       |         |             |        |         |                 |                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
|                          |                  |                                                                                            |                      |                      |      |          |       |          |                |                       |         |             |        |         |                 |                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
|                          |                  |                                                                                            |                      |                      |      |          |       |          |                |                       |         |             |        |         |                 |                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
|                          |                  |                                                                                            |                      |                      |      |          |       |          |                |                       |         |             |        |         |                 |                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
|                          |                  |                                                                                            |                      |                      |      |          |       |          |                |                       |         |             |        |         |                 |                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
|                          |                  |                                                                                            |                      |                      |      |          |       |          |                |                       |         |             |        |         |                 |                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
|                          |                  |                                                                                            |                      |                      |      |          |       |          |                |                       |         |             |        |         |                 |                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
|                          |                  |                                                                                            |                      |                      |      |          |       |          |                |                       |         |             |        |         |                 |                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
|                          |                  |                                                                                            |                      |                      |      |          |       |          |                |                       |         |             |        |         |                 |                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
|                          |                  |                                                                                            |                      |                      |      |          |       |          |                |                       |         |             |        |         |                 |                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
|                          |                  |                                                                                            |                      |                      |      |          |       |          |                |                       |         |             |        |         |                 |                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
|                          |                  |                                                                                            |                      |                      |      |          |       |          |                |                       |         |             |        |         |                 |                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
|                          |                  |                                                                                            |                      |                      |      |          |       |          |                |                       |         |             |        |         |                 |                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
|                          |                  |                                                                                            |                      |                      |      |          |       |          |                |                       |         |             |        |         |                 |                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
|                          |                  |                                                                                            |                      |                      |      |          |       |          |                |                       |         |             |        |         |                 |                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
|                          |                  |                                                                                            |                      |                      |      |          |       |          |                |                       |         |             |        |         |                 |                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
|                          |                  |                                                                                            |                      |                      |      |          |       |          |                |                       |         |             |        |         |                 |                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
|                          |                  |                                                                                            |                      |                      |      |          |       |          |                |                       |         |             |        |         |                 |                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
|                          |                  |                                                                                            |                      |                      |      |          |       |          |                |                       |         |             |        |         |                 |                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
|                          |                  |                                                                                            |                      |                      |      |          |       |          |                |                       |         |             |        |         |                 |                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |

[illegible]