

**NASSAU CROSSING OWNERS ASSOCIATION INC**  
12630-3 BEACH BLVD #301  
JACKSONVILLE, FL 32246

**42-2N-27-1090-0TRF-0000**

| BUILDING CHARACTERISTICS |  |    |              |  |  |  |  |      |     | MARKET ADJUSTMENTS |             |                |                |     |     |      |      |  |  | NASSAU COUNTY PROPERTY |        |                   |                           |  |  |  |  |           |  | PAGE 1 of 1 |  | 4 |
|--------------------------|--|----|--------------|--|--|--|--|------|-----|--------------------|-------------|----------------|----------------|-----|-----|------|------|--|--|------------------------|--------|-------------------|---------------------------|--|--|--|--|-----------|--|-------------|--|---|
| ELEMENT                  |  | CD | CONSTRUCTION |  |  |  |  | TYPE | MDL | EFF. AREA          | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT |  |  | NORM                   | % COND | VALUATION SUMMARY |                           |  |  |  |  |           |  |             |  |   |
|                          |  |    |              |  |  |  |  |      |     |                    |             |                |                |     |     |      |      |  |  |                        |        |                   | VALUATION BY              |  |  |  |  | STANDARD  |  |             |  |   |
|                          |  |    |              |  |  |  |  |      |     |                    |             |                |                |     |     |      |      |  |  |                        |        |                   | Tax Group: 4              |  |  |  |  | Tax Dist: |  |             |  |   |
|                          |  |    |              |  |  |  |  |      |     |                    |             |                |                |     |     |      |      |  |  |                        |        |                   | BUILDING MARKET VALUE     |  |  |  |  | 0         |  |             |  |   |
|                          |  |    |              |  |  |  |  |      |     |                    |             |                |                |     |     |      |      |  |  |                        |        |                   | TOTAL MARKET OB/XF VALUE  |  |  |  |  | 0         |  |             |  |   |
|                          |  |    |              |  |  |  |  |      |     |                    |             |                |                |     |     |      |      |  |  |                        |        |                   | TOTAL LAND VALUE - MARKET |  |  |  |  | 100       |  |             |  |   |
|                          |  |    |              |  |  |  |  |      |     |                    |             |                |                |     |     |      |      |  |  |                        |        |                   | TOTAL MARKET VALUE        |  |  |  |  | 100       |  |             |  |   |
|                          |  |    |              |  |  |  |  |      |     |                    |             |                |                |     |     |      |      |  |  |                        |        |                   | SOH/AGL Deduction         |  |  |  |  | 0         |  |             |  |   |
|                          |  |    |              |  |  |  |  |      |     |                    |             |                |                |     |     |      |      |  |  |                        |        |                   | ASSESSED VALUE            |  |  |  |  | 100       |  |             |  |   |
|                          |  |    |              |  |  |  |  |      |     |                    |             |                |                |     |     |      |      |  |  |                        |        |                   | TOTAL EXEMPTION VALUE     |  |  |  |  | 0         |  |             |  |   |
|                          |  |    |              |  |  |  |  |      |     |                    |             |                |                |     |     |      |      |  |  |                        |        |                   | BASE TAXABLE VALUE        |  |  |  |  | 100       |  |             |  |   |
|                          |  |    |              |  |  |  |  |      |     |                    |             |                |                |     |     |      |      |  |  |                        |        |                   | TOTAL JUST VALUE          |  |  |  |  | 100       |  |             |  |   |
|                          |  |    |              |  |  |  |  |      |     |                    |             |                |                |     |     |      |      |  |  |                        |        |                   | NCON VALUE                |  |  |  |  | 0         |  |             |  |   |
|                          |  |    |              |  |  |  |  |      |     |                    |             |                |                |     |     |      |      |  |  |                        |        |                   | INCOME VALUE              |  |  |  |  |           |  |             |  |   |
|                          |  |    |              |  |  |  |  |      |     |                    |             |                |                |     |     |      |      |  |  |                        |        |                   | PREVIOUS YEAR MKT VALUE   |  |  |  |  | 100       |  |             |  |   |
|                          |  |    |              |  |  |  |  |      |     |                    |             |                |                |     |     |      |      |  |  |                        |        |                   |                           |  |  |  |  |           |  |             |  |   |
|                          |  |    |              |  |  |  |  |      |     |                    |             |                |                |     |     |      |      |  |  |                        |        |                   |                           |  |  |  |  |           |  |             |  |   |
|                          |  |    |              |  |  |  |  |      |     |                    |             |                |                |     |     |      |      |  |  |                        |        |                   |                           |  |  |  |  |           |  |             |  |   |
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|                          |  |    |              |  |  |  |  |      |     |                    |             |                |                |     |     |      |      |  |  |                        |        |                   |                           |  |  |  |  |           |  |             |  |   |
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|                          |  |    |              |  |  |  |  |      |     |                    |             |                |                |     |     |      |      |  |  |                        |        |                   |                           |  |  |  |  |           |  |             |  |   |
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|                          |  |    |              |  |  |  |  |      |     |                    |             |                |                |     |     |      |      |  |  |                        |        |                   |                           |  |  |  |  |           |  |             |  |   |
|                          |  |    |              |  |  |  |  |      |     |                    |             |                |                |     |     |      |      |  |  |                        |        |                   |                           |  |  |  |  |           |  |             |  |   |
|                          |  |    |              |  |  |  |  |      |     |                    |             |                |                |     |     |      |      |  |  |                        |        |                   |                           |  |  |  |  |           |  |             |  |   |
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|                          |  |    |              |  |  |  |  |      |     |                    |             |                |                |     |     |      |      |  |  |                        |        |                   |                           |  |  |  |  |           |  |             |  |   |
|                          |  |    |              |  |  |  |  |      |     |                    |             |                |                |     |     |      |      |  |  |                        |        |                   |                           |  |  |  |  |           |  |             |  |   |
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|                          |  |    |              |  |  |  |  |      |     |                    |             |                |                |     |     |      |      |  |  |                        |        |                   |                           |  |  |  |  |           |  |             |  |   |
|                          |  |    |              |  |  |  |  |      |     |                    |             |                |                |     |     |      |      |  |  |                        |        |                   |                           |  |  |  |  |           |  |             |  |   |
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|                          |  |    |              |  |  |  |  |      |     |                    |             |                |                |     |     |      |      |  |  |                        |        |                   |                           |  |  |  |  |           |  |             |  |   |
|                          |  |    |              |  |  |  |  |      |     |                    |             |                |                |     |     |      |      |  |  |                        |        |                   |                           |  |  |  |  |           |  |             |  |   |
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|                          |  |    |              |  |  |  |  |      |     |                    |             |                |                |     |     |      |      |  |  |                        |        |                   |                           |  |  |  |  |           |  |             |  |   |
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|                          |  |    |              |  |  |  |  |      |     |                    |             |                |                |     |     |      |      |  |  |                        |        |                   |                           |  |  |  |  |           |  |             |  |   |
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|                          |  |    |              |  |  |  |  |      |     |                    |             |                |                |     |     |      |      |  |  |                        |        |                   |                           |  |  |  |  |           |  |             |  |   |
|                          |  |    |              |  |  |  |  |      |     |                    |             |                |                |     |     |      |      |  |  |                        |        |                   |                           |  |  |  |  |           |  |             |  |   |
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|                          |  |    |              |  |  |  |  |      |     |                    |             |                |                |     |     |      |      |  |  |                        |        |                   |                           |  |  |  |  |           |  |             |  |   |
|                          |  |    |              |  |  |  |  |      |     |                    |             |                |                |     |     |      |      |  |  |                        |        |                   |                           |  |  |  |  |           |  |             |  |   |
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|                          |  |    |              |  |  |  |  |      |     |                    |             |                |                |     |     |      |      |  |  |                        |        |                   |                           |  |  |  |  |           |  |             |  |   |
|                          |  |    |              |  |  |  |  |      |     |                    |             |                |                |     |     |      |      |  |  |                        |        |                   |                           |  |  |  |  |           |  |             |  |   |
|                          |  |    |              |  |  |  |  |      |     |                    |             |                |                |     |     |      |      |  |  |                        |        |                   |                           |  |  |  |  |           |  |             |  |   |
|                          |  |    |              |  |  |  |  |      |     |                    |             |                |                |     |     |      |      |  |  |                        |        |                   |                           |  |  |  |  |           |  |             |  |   |
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|                          |  |    |              |  |  |  |  |      |     |                    |             |                |                |     |     |      |      |  |  |                        |        |                   |                           |  |  |  |  |           |  |             |  |   |
|                          |  |    |              |  |  |  |  |      |     |                    |             |                |                |     |     |      |      |  |  |                        |        |                   |                           |  |  |  |  |           |  |             |  |   |
|                          |  |    |              |  |  |  |  |      |     |                    |             |                |                |     |     |      |      |  |  |                        |        |                   |                           |  |  |  |  |           |  |             |  |   |
|                          |  |    |              |  |  |  |  |      |     |                    |             |                |                |     |     |      |      |  |  |                        |        |                   |                           |  |  |  |  |           |  |             |  |   |
|                          |  |    |              |  |  |  |  |      |     |                    |             |                |                |     |     |      |      |  |  |                        |        |                   |                           |  |  |  |  |           |  |             |  |   |
|                          |  |    |              |  |  |  |  |      |     |                    |             |                |                |     |     |      |      |  |  |                        |        |                   |                           |  |  |  |  |           |  |             |  |   |
|                          |  |    |              |  |  |  |  |      |     |                    |             |                |                |     |     |      |      |  |  |                        |        |                   |                           |  |  |  |  |           |  |             |  |   |
|                          |  |    |              |  |  |  |  |      |     |                    |             |                |                |     |     |      |      |  |  |                        |        |                   |                           |  |  |  |  |           |  |             |  |   |
|                          |  |    |              |  |  |  |  |      |     |                    |             |                |                |     |     |      |      |  |  |                        |        |                   |                           |  |  |  |  |           |  |             |  |   |
|                          |  |    |              |  |  |  |  |      |     |                    |             |                |                |     |     |      |      |  |  |                        |        |                   |                           |  |  |  |  |           |  |             |  |   |
|                          |  |    |              |  |  |  |  |      |     |                    |             |                |                |     |     |      |      |  |  |                        |        |                   |                           |  |  |  |  |           |  |             |  |   |
|                          |  |    |              |  |  |  |  |      |     |                    |             |                |                |     |     |      |      |  |  |                        |        |                   |                           |  |  |  |  |           |  |             |  |   |
|                          |  |    |              |  |  |  |  |      |     |                    |             |                |                |     |     |      |      |  |  |                        |        |                   |                           |  |  |  |  |           |  |             |  |   |
|                          |  |    |              |  |  |  |  |      |     |                    |             |                |                |     |     |      |      |  |  |                        |        |                   |                           |  |  |  |  |           |  |             |  |   |
|                          |  |    |              |  |  |  |  |      |     |                    |             |                |                |     |     |      |      |  |  |                        |        |                   |                           |  |  |  |  |           |  |             |  |   |
|                          |  |    |              |  |  |  |  |      |     |                    |             |                |                |     |     |      |      |  |  |                        |        |                   |                           |  |  |  |  |           |  |             |  |   |