

PARCEL 1 IN OR 2356/1134  
(EX OR 2248/1422)  
MINER CORNERS SUB PB 8/56

MILLER FAMILY TRUST/MACFARLANE CHRISTY TRUSTEE  
2033 SAN ELIJO AVE #141  
CARDIFF BY THE SEA, CA 92007-1635

2024

42-2N-27-1330-0001-0000



| BUILDING CHARACTERISTICS |                  |                  |
|--------------------------|------------------|------------------|
| ELEMENT                  | CD               | CONSTRUCTION     |
| Exterior Wall            | 16               | WD FR STUC 100   |
| Roof Structur            | 09               | RIDGE FRME 100   |
| Roof Cover               | 12               | MODULAR MT 100   |
| Interior Wall            | 05               | DRYWALL 100      |
| Interior Floo            | 03               | CONC FINSH 100   |
| Ceiling                  | 01               | FIN.SUSPD 100    |
| Air Condition            | 04               | ROOF TOP 100     |
| Heating Type             | 04               | AIR DUCTED 100   |
| Fixtures                 |                  | 9 100            |
| Frame                    | 05               | STEEL 100        |
| Story Height             |                  | 14 100           |
| RMS                      |                  | 2 100            |
| Stories                  | 1.               | 1. 100           |
| Units                    |                  | 0 100            |
| Occupancy                | 00               | NONE 100         |
| Quality                  | 05               | Quality Level 05 |
| DOR CODE                 | 1100             | STORES, 1 STORY  |
| MAP NUM                  |                  | MKT AREA 04      |
| NEIGHBORHOOD/LOC         | 4002.00          |                  |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE      |
| BAS                      | 7,372            | 100              |
| CAN                      | 24               | 30               |
| TOTALS                   | 7,396            | 7,379            |

| MARKET ADJUSTMENTS                                           |       |           |             |                |                |      |      |      |      |      |        |
|--------------------------------------------------------------|-------|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE                                                         | MDL   | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
| 1101                                                         | 04    | 7,379     | 108.3600    | 154.41         | 1,139,391      | 2019 | 2019 | 0    | 0    | 2.00 | 98.00  |
| 1 RETAILSTOR - 0% - 0 Heated Area: 7372 HX Base Yr           |       |           |             |                |                |      |      |      |      |      |        |
| <div><div></div><div>BAS 2019</div><div>CAN 2019</div></div> |       |           |             |                |                |      |      |      |      |      |        |
| TOTALS                                                       | 7,396 | 7,379     | 1,116,603   |                |                |      |      |      |      |      |        |

| NASSAU COUNTY PROPERTY                                                     |                  |           |                    |
|----------------------------------------------------------------------------|------------------|-----------|--------------------|
| PAGE 1 of 1                                                                |                  |           |                    |
| VALUATION SUMMARY                                                          |                  |           |                    |
| VALUATION BY                                                               | DIRECT_CAP       |           |                    |
| Tax Group: 4                                                               | Tax Dist:        |           |                    |
| BUILDING MARKET VALUE                                                      | 2,174,980        |           |                    |
| TOTAL MARKET OB/XF VALUE                                                   | 0                |           |                    |
| TOTAL LAND VALUE - MARKET                                                  | 0                |           |                    |
| TOTAL MARKET VALUE                                                         | 2,174,980        |           |                    |
| SOH/AGL Deduction                                                          | 0                |           |                    |
| ASSESSED VALUE                                                             | 2,174,980        |           |                    |
| TOTAL EXEMPTION VALUE                                                      | 0                |           |                    |
| BASE TAXABLE VALUE                                                         | 2,174,980        |           |                    |
| TOTAL JUST VALUE                                                           | 2,174,980        |           |                    |
| NCON VALUE                                                                 | 0                |           |                    |
| INCOME VALUE                                                               | 2,174,980        |           |                    |
| PREVIOUS YEAR MKT VALUE                                                    | 2,174,980        |           |                    |
| PERMIT NUM                                                                 | DESCRIPTION      | AMT       | ISSUED             |
| 19000146                                                                   | NEW CONSTRUCTION | 872,002   | 02/15/2019         |
| SALES DATA                                                                 |                  |           |                    |
| OFF RECORD Number                                                          | DATE             | TYPE INST | Q / V / I / RSN CD |
| 2356/1134                                                                  | 4/24/2020        | SW Q      | I 01               |
| GRANTOR: GH&G YULEE LLC                                                    |                  |           |                    |
| GRANTEE: MILLER FAMILY TRUST                                               |                  |           |                    |
| 2246/0473                                                                  | 12/28/2018       | SW Q      | V 01               |
| GRANTOR: STRATEGIC EQUITY HOLD                                             |                  |           |                    |
| GRANTEE: GH&G YULEE LLC                                                    |                  |           |                    |
| BUILDING NOTES                                                             |                  |           |                    |
| BUILDING DIMENSIONS                                                        |                  |           |                    |
| BAS=[YR=2019] W86 S86 E36 CAN=[YR=2019] E8 N3 W8 S3\$ N3 E8 S3 E42 N86\$ . |                  |           |                    |

| EXTRA FEATURES |            |             |         |   |   |           |    |          |                |           |         |
|----------------|------------|-------------|---------|---|---|-----------|----|----------|----------------|-----------|---------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS     | UT | Adj R    | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1              | 0803       | ASPHALT C   | 0       | 0 | 0 | 19,368.00 | SF | 2.00     | 2.00           | 100       | 2019    |
| 2              | 0400       | CONC CURB   | 0       | 0 | 0 | 779.00    | LF | 15.00    | 15.00          | 100       | 2019    |
| 3              | 0812       | CONCRETE C  | 0       | 0 | 0 | 1,604.00  | SF | 4.00     | 4.00           | 100       | 2019    |
| 4              | 0972       | ST LGHT UN  | 0       | 0 | 0 | 3.00      | UT | 2,530.00 | 2,530.00       | 100       | 2019    |
| 5              | 6001       | ROLLUP DR   | 0       | 0 | 0 | 1.00      | UT | 400.00   | 400.00         | 100       | 2019    |
| 6              | 4950       | BOLLARD     | 0       | 0 | 0 | 15.00     | UT | 100.00   | 100.00         | 100       | 2019    |
| 7              | 0402       | CONC BUMPE  | 0       | 0 | 0 | 26.00     | UT | 25.00    | 25.00          | 100       | 2019    |
| 8              | 1126       | CB/STC 8"   | 0       | 0 | 0 | 234.00    | SF | 8.00     | 8.00           | 100       | 2019    |
| 9              | 0463       | FENCE GATE  | 0       | 0 | 0 | 2.00      | UT | 300.00   | 300.00         | 100       | 2019    |
| 10             | 0810       | CONCRETE A  | 0       | 0 | 0 | 184.00    | SF | 6.50     | 6.50           | 100       | 2019    |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             | TOTAL OB/XF |     |           |        |         |            |                |            |                             |      | 63,670  |      |     |    |        |  |  |  |  |  |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-------------|-----|-----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|--|--|--|--|--|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE   | D T | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |  |  |  |  |  |
| 1                | 001100   | C   | STORE 1FLR           | 0   |     | CG       | 0.00  | 0.00  | 58,806.00   | SF          |     | 1.00      | 1.00   | 1.00    | 12.00      | 12.00          | 705,672    |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |