

| BUILDING CHARACTERISTICS |                   |
|--------------------------|-------------------|
| ELEMENT                  | CD CONSTRUCTION   |
| Exterior Wall            | 05 AVERAGE 100    |
| Roof Structur            | 03 GABLE/HIP 100  |
| Roof Cover               | 03 COMP SHNGL 100 |
| Interior Wall            | 05 DRYWALL 100    |
| Interior Floo            | 14 CARPET 80      |
| Interior Floo            | 11 CLAY TILE 20   |
| Air Condition            | 03 CENTRAL 100    |
| Heating Type             | 04 AIR DUCTED 100 |
| Bedrooms                 | 4 100             |
| Bathrooms                | 2.5 100           |
| Frame                    | 02 WOOD FRAME 100 |
| Stories                  | 2. 100            |
| Units                    | 0 100             |
| Occupancy                | 00 NONE 100       |

| MARKET ADJUSTMENTS |     |           |             |                |                |      |      |      |      |      |        |       |  |  |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|-------|--|--|
| TYPE               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |       |  |  |
| 0100               | 01  | 2,684     | 118.7904    | 112.85         | 302,889        | 2016 | 2016 | 0    | 0    | 0    | 3.00   | 97.00 |  |  |

| NASSAU COUNTY PROPERTY    |           |  |             |
|---------------------------|-----------|--|-------------|
| VALUATION SUMMARY         |           |  | PAGE 1 of 1 |
| VALUATION BY              |           |  | STANDARD    |
| Tax Group: 4              | Tax Dist: |  |             |
| BUILDING MARKET VALUE     |           |  | 293,802     |
| TOTAL MARKET OB/XF VALUE  |           |  | 4,177       |
| TOTAL LAND VALUE - MARKET |           |  | 50,000      |
| TOTAL MARKET VALUE        |           |  | 347,979     |
| SOH/AGL Deduction         |           |  | 80,790      |
| ASSESSED VALUE            |           |  | 267,189     |
| TOTAL EXEMPTION VALUE     | HX HB VX  |  | 55,000      |
| BASE TAXABLE VALUE        |           |  | 212,189     |
| TOTAL JUST VALUE          |           |  | 347,979     |
| NCON VALUE                |           |  | 0           |
| INCOME VALUE              |           |  |             |
| PREVIOUS YEAR MKT VALUE   |           |  | 322,583     |



| Quality          | 06 Quality Level 06 |             |              |                      |
|------------------|---------------------|-------------|--------------|----------------------|
| DOR CODE         | 0100 SINGLE FAMILY  |             |              |                      |
| MAP NUM          | MKT AREA 04         |             |              |                      |
| NEIGHBORHOOD/LOC | 4071.00             |             |              |                      |
| AREA TYPE        | TOTAL GROSS AREA    | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS              | 1,012               | 100         | 1,012        | 110,778              |
| FGR              | 424                 | 55          | 233          | 25,505               |
| FOP              | 36                  | 30          | 11           | 1,204                |
| FOP              | 128                 | 30          | 38           | 4,159                |
| FUS              | 1,387               | 100         | 1,387        | 151,827              |
| STR              | 33                  | 10          | 3            | 329                  |
| TOTALS           | 3,020               |             | 2,684        | 293,802              |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| B1531057   | CO ISSUED   | 0       | 01/22/2016 |
| B1531057   | NEW CONSTR  | 292,225 | 09/01/2015 |

| SALES DATA                     |           |           |       |       |        |            |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2358/0376                      | 4/29/2020 | WD Q      | Q     | I     | 01     | 259,000    |
| GRANTOR: MILLER NICHOLAS G & S |           |           |       |       |        |            |
| GRANTEE: BRAYLEY JOSEPH P &    |           |           |       |       |        |            |
| 2043/1182                      | 5/02/2016 | WD Q      | Q     | I     | 01     | 224,200    |
| GRANTOR: SEDA CONSTRUCTION COM |           |           |       |       |        |            |
| GRANTEE: MILLER NICHOLAS G &   |           |           |       |       |        |            |

| EXTRA FEATURES |            |             |         |     |   |       |    |       |                |           |         |             |   |        |                 |       |
|----------------|------------|-------------|---------|-----|---|-------|----|-------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L   | W | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES |
| 1              | 0810       | CONCRETE A  | 0       | 100 | 9 | 3     |    |       | 6.50           | 100       | 2016    | 2016        | 3 | 96     | 168             |       |
| 2              | 0811       | CONCRETE B  | 0       | 100 | 0 | 0     |    |       | 5.20           | 100       | 2016    | 2016        | 3 | 96     | 4,009           |       |

|                      |  |  |  |  |  |  |  |  |  |          |            |    |           |  |
|----------------------|--|--|--|--|--|--|--|--|--|----------|------------|----|-----------|--|
| 86055 RIO WAY, YULEE |  |  |  |  |  |  |  |  |  | BLD DATE | 05/17/2022 | NW | LGL DATE  |  |
|                      |  |  |  |  |  |  |  |  |  | XF DATE  |            |    | LAND DATE |  |
|                      |  |  |  |  |  |  |  |  |  | INC DATE |            |    | AG DATE   |  |

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

| BUILDING DIMENSIONS   |  |  |  |  |  |  |  |  |  |  |  |  |  |
|---|--|--|--|--|--|--|--|--|--|--|--|--|--|
| FOP=[YR=2016] W8 BAS=[YR=2016] W32 S37 E12 S3 FOP=[YR=2016] S4 E9 N4 FGR=[YR=2016] E19 N 24 W11 S4 W 8 S20\$ W9\$ E9 N20 E8 N4 E3 N16\$ S16 E8 N16\$ PTR= E30 FUS=[YR=2016] E40 S37 W19 N6 STR=[YR=2016] W3 N11 E3 S11 \$ N11 W3 S10 W6 S7 W12 N37\$ W30\$. |  |  |  |  |  |  |  |  |  |  |  |  |  |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |     |           |        | TOTAL OB/XF |            |                |            |                             |      |         |      |     |    |        |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|-----------|--------|-------------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPHT FACT | % COND | TOT ADJ     | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
| 1                | 000100   | C   | SFR                  | 100 |     | PUD      | 0.00  | 0.00  | 1.00        | LT        |     | 1.00      | 1.00   | 1.00        | 50,000.00  | 50,000.00      | 50,000     |                             |      |         |      |     |    |        |