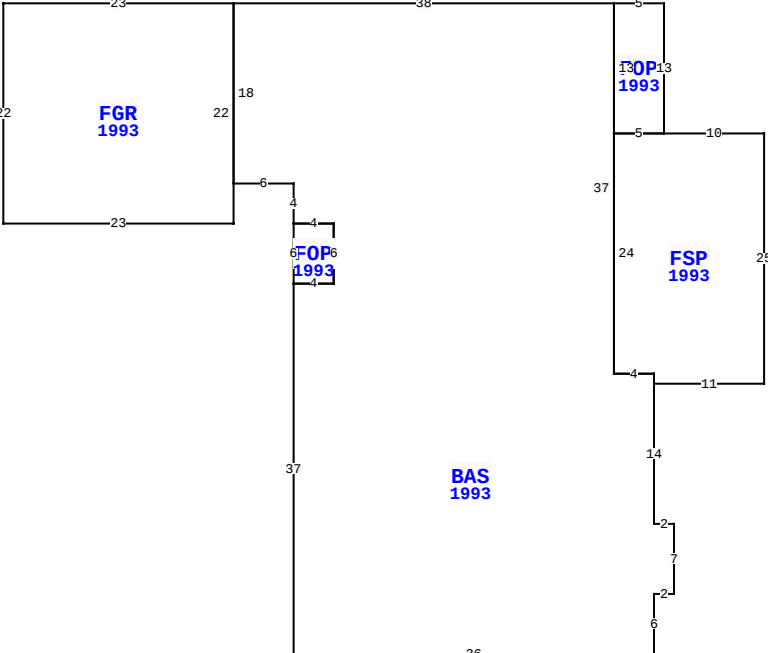


| BUILDING CHARACTERISTICS |                  |             |                      |                      |                                                                                    |          |           |             |                | MARKET ADJUSTMENTS |         |             |        |         |                 |                |                    |                             |      | NASSAU COUNTY PROPERTY |      |     |    |        |  |  |  |  |  |  |                       |  |           |  |  |  |  |  |  |  |  |  |
|--------------------------|------------------|-------------|----------------------|----------------------|------------------------------------------------------------------------------------|----------|-----------|-------------|----------------|--------------------|---------|-------------|--------|---------|-----------------|----------------|--------------------|-----------------------------|------|------------------------|------|-----|----|--------|--|--|--|--|--|--|-----------------------|--|-----------|--|--|--|--|--|--|--|--|--|
| ELEMENT                  |                  | CD          | CONSTRUCTION         |                      | TYPE                                                                               | MDL      | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW     | AYB     | EYB         | ECON   | FNCT    |                 | NORM           | % COND             | VALUATION SUMMARY           |      |                        |      |     |    |        |  |  |  |  |  |  |                       |  |           |  |  |  |  |  |  |  |  |  |
| Exterior Wall            |                  | 20          | FACE BRICK 100       |                      | 0900                                                                               | 01       | 2,743     | 99.6816     | 124.60         | 341,778            | 1993    | 1998        | 0      | 0       | 0               | 18.75          | 81.25              | VALUATION BY                |      | STANDARD               |      |     |    |        |  |  |  |  |  |  |                       |  |           |  |  |  |  |  |  |  |  |  |
| Roof Structur            |                  | 03          | GABLE/HIP 100        |                      | 1 SNGL FAM - 100% - 0                                                              |          |           |             |                |                    |         |             |        |         |                 |                |                    | Heated Area: 2290           |      |                        |      |     |    |        |  |  |  |  |  |  | Tax Group: 6          |  | Tax Dist: |  |  |  |  |  |  |  |  |  |
| Roof Cover               |                  | 03          | COMP SHNGL 100       |                      |  |          |           |             |                |                    |         |             |        |         |                 |                |                    | HX Base Yr                  |      |                        |      |     |    |        |  |  |  |  |  |  | BUILDING MARKET VALUE |  | 422,814   |  |  |  |  |  |  |  |  |  |
| Interior Wall            |                  | 05          | DRYWALL 100          |                      |                                                                                    |          |           |             |                |                    |         |             |        |         |                 |                |                    | TOTAL MARKET OB/XF VALUE    |      | 22,219                 |      |     |    |        |  |  |  |  |  |  |                       |  |           |  |  |  |  |  |  |  |  |  |
| Interior Floo            |                  | 14          | CARPET 90            |                      |                                                                                    |          |           |             |                |                    |         |             |        |         |                 |                |                    | TOTAL LAND VALUE - MARKET   |      | 72,000                 |      |     |    |        |  |  |  |  |  |  |                       |  |           |  |  |  |  |  |  |  |  |  |
| Interior Floo            |                  | 11          | CLAY TILE 10         |                      |                                                                                    |          |           |             |                |                    |         |             |        |         |                 |                |                    | TOTAL MARKET VALUE          |      | 517,033                |      |     |    |        |  |  |  |  |  |  |                       |  |           |  |  |  |  |  |  |  |  |  |
| Air Condition            |                  | 03          | CENTRAL 100          |                      |                                                                                    |          |           |             |                |                    |         |             |        |         |                 |                |                    | SOH/AGL Deduction           |      | 188,710                |      |     |    |        |  |  |  |  |  |  |                       |  |           |  |  |  |  |  |  |  |  |  |
| Heating Type             |                  | 04          | AIR DUCTED 100       |                      |                                                                                    |          |           |             |                |                    |         |             |        |         |                 |                |                    | ASSESSED VALUE              |      | 328,323                |      |     |    |        |  |  |  |  |  |  |                       |  |           |  |  |  |  |  |  |  |  |  |
| Bedrooms                 |                  |             | 3 100                |                      |                                                                                    |          |           |             |                |                    |         |             |        |         |                 |                |                    | TOTAL EXEMPTION VALUE       |      | 50,000                 |      |     |    |        |  |  |  |  |  |  |                       |  |           |  |  |  |  |  |  |  |  |  |
| Bathrooms                |                  |             | 2.5 100              |                      |                                                                                    |          |           |             |                |                    |         |             |        |         |                 |                |                    | BASE TAXABLE VALUE          |      | 278,323                |      |     |    |        |  |  |  |  |  |  |                       |  |           |  |  |  |  |  |  |  |  |  |
| Frame                    |                  | 02          | WOOD FRAME 100       |                      |                                                                                    |          |           |             |                |                    |         |             |        |         |                 |                |                    | TOTAL JUST VALUE            |      | 517,033                |      |     |    |        |  |  |  |  |  |  |                       |  |           |  |  |  |  |  |  |  |  |  |
| Stories                  |                  | 1.          | 1. 100               |                      |                                                                                    |          |           |             |                |                    |         |             |        |         |                 |                |                    | NCON VALUE                  |      | 0                      |      |     |    |        |  |  |  |  |  |  |                       |  |           |  |  |  |  |  |  |  |  |  |
| Units                    |                  |             | 0 100                |                      |                                                                                    |          |           |             |                |                    |         |             |        |         |                 |                |                    | INCOME VALUE                |      |                        |      |     |    |        |  |  |  |  |  |  |                       |  |           |  |  |  |  |  |  |  |  |  |
| Occupancy                |                  | 00          | NONE 100             |                      |                                                                                    |          |           |             |                |                    |         |             |        |         |                 |                |                    | PREVIOUS YEAR MKT VALUE     |      | 499,348                |      |     |    |        |  |  |  |  |  |  |                       |  |           |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |           |             |                |                    |         |             |        |         |                 |                |                    |                             |      |                        |      |     |    |        |  |  |  |  |  |  |                       |  |           |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |           |             |                |                    |         |             |        |         |                 |                |                    |                             |      |                        |      |     |    |        |  |  |  |  |  |  |                       |  |           |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |           |             |                |                    |         |             |        |         |                 |                |                    |                             |      |                        |      |     |    |        |  |  |  |  |  |  |                       |  |           |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |           |             |                |                    |         |             |        |         |                 |                |                    |                             |      |                        |      |     |    |        |  |  |  |  |  |  |                       |  |           |  |  |  |  |  |  |  |  |  |
| Quality                  |                  | 02          | Quality Level 02     |                      |                                                                                    |          |           |             |                |                    |         |             |        |         |                 |                |                    |                             |      |                        |      |     |    |        |  |  |  |  |  |  |                       |  |           |  |  |  |  |  |  |  |  |  |
| DOR CODE                 |                  | 0100        | SINGLE FAMILY        |                      |                                                                                    |          |           |             |                |                    |         |             |        |         |                 |                |                    |                             |      |                        |      |     |    |        |  |  |  |  |  |  |                       |  |           |  |  |  |  |  |  |  |  |  |
| MAP NUM                  |                  |             | MKT AREA             |                      | 08                                                                                 |          |           |             |                |                    |         |             |        |         |                 |                |                    |                             |      |                        |      |     |    |        |  |  |  |  |  |  |                       |  |           |  |  |  |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC         |                  | 8009.00     |                      |                      |                                                                                    |          |           |             |                |                    |         |             |        |         |                 |                |                    |                             |      |                        |      |     |    |        |  |  |  |  |  |  |                       |  |           |  |  |  |  |  |  |  |  |  |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA         | SUBAREA MARKET VALUE |                                                                                    |          |           |             |                |                    |         |             |        |         |                 |                |                    |                             |      |                        |      |     |    |        |  |  |  |  |  |  |                       |  |           |  |  |  |  |  |  |  |  |  |
| BAS                      | 2,290            | 100         | 2,290                | 231,834              |                                                                                    |          |           |             |                |                    |         |             |        |         |                 |                |                    |                             |      |                        |      |     |    |        |  |  |  |  |  |  |                       |  |           |  |  |  |  |  |  |  |  |  |
| FGR                      | 506              | 55          | 278                  | 28,144               |                                                                                    |          |           |             |                |                    |         |             |        |         |                 |                |                    |                             |      |                        |      |     |    |        |  |  |  |  |  |  |                       |  |           |  |  |  |  |  |  |  |  |  |
| FOP                      | 24               | 30          | 7                    | 709                  |                                                                                    |          |           |             |                |                    |         |             |        |         |                 |                |                    |                             |      |                        |      |     |    |        |  |  |  |  |  |  |                       |  |           |  |  |  |  |  |  |  |  |  |
| FOP                      | 65               | 30          | 20                   | 2,025                |                                                                                    |          |           |             |                |                    |         |             |        |         |                 |                |                    |                             |      |                        |      |     |    |        |  |  |  |  |  |  |                       |  |           |  |  |  |  |  |  |  |  |  |
| FSP                      | 371              | 40          | 148                  | 14,983               |                                                                                    |          |           |             |                |                    |         |             |        |         |                 |                |                    |                             |      |                        |      |     |    |        |  |  |  |  |  |  |                       |  |           |  |  |  |  |  |  |  |  |  |
| TOTALS                   |                  | 3,256       |                      | 2,743                | 277,695                                                                            |          |           |             |                |                    |         |             |        |         |                 |                |                    |                             |      |                        |      |     |    |        |  |  |  |  |  |  |                       |  |           |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES           |                  |             |                      |                      | 45190 IRVIN RD, CALLAHAN                                                           |          |           |             |                |                    |         |             |        |         |                 |                |                    |                             |      |                        |      |     |    |        |  |  |  |  |  |  |                       |  |           |  |  |  |  |  |  |  |  |  |
| 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                        | 0940             | SHEDS/PORT  | 0 100                | 11                   | 6                                                                                  | 66.00    | SF        | 21.30       | 21.30          | 100                | 1990    | 1990        | 3      | 20      | 281             |                |                    |                             |      |                        |      |     |    |        |  |  |  |  |  |  |                       |  |           |  |  |  |  |  |  |  |  |  |
| 2                        | 0500             | FP-PRE FAB  | 0 100                | 0                    | 0                                                                                  | 2.00     | UT        | 3,500.00    | 3,500.00       | 100                | 1993    | 1993        | 3      | 74      | 5,180           |                |                    |                             |      |                        |      |     |    |        |  |  |  |  |  |  |                       |  |           |  |  |  |  |  |  |  |  |  |
| 3                        | 0812             | CONCRETE C  | 0 100                | 0                    | 0                                                                                  | 1,796.00 | SF        | 4.00        | 4.00           | 100                | 1993    | 1993        | 3      | 66      | 4,741           |                |                    |                             |      |                        |      |     |    |        |  |  |  |  |  |  |                       |  |           |  |  |  |  |  |  |  |  |  |
| 4                        | 0812             | CONCRETE C  | 0 100                | 0                    | 0                                                                                  | 2,678.00 | SF        | 4.00        | 4.00           | 100                | 1994    | 1994        | 3      | 68      | 7,284           |                |                    |                             |      |                        |      |     |    |        |  |  |  |  |  |  |                       |  |           |  |  |  |  |  |  |  |  |  |
| 5                        | 0350             | CARPORT WD  | 0 100                | 20                   | 15                                                                                 | 300.00   | SF        | 9.36        | 9.36           | 100                | 1996    | 1996        | 3      | 20      | 562             |                |                    |                             |      |                        |      |     |    |        |  |  |  |  |  |  |                       |  |           |  |  |  |  |  |  |  |  |  |
| 6                        | 0350             | CARPORT WD  | 0 100                | 22                   | 18                                                                                 | 396.00   | SF        | 9.36        | 9.36           | 100                | 1996    | 1996        | 3      | 20      | 741             |                |                    |                             |      |                        |      |     |    |        |  |  |  |  |  |  |                       |  |           |  |  |  |  |  |  |  |  |  |
| 7                        | 0940             | SHEDS/PORT  | 0 100                | 14                   | 12                                                                                 | 168.00   | SF        | 21.30       | 21.30          | 100                | 1996    | 1996        | 3      | 20      | 716             |                |                    |                             |      |                        |      |     |    |        |  |  |  |  |  |  |                       |  |           |  |  |  |  |  |  |  |  |  |
| 8                        | 0681             | POLE SHED   | 0 100                | 26                   | 29                                                                                 | 754.00   | SF        | 15.00       | 15.00          | 100                | 1996    | 1996        | 3      | 24      | 2,714           |                |                    |                             |      |                        |      |     |    |        |  |  |  |  |  |  |                       |  |           |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |           |             |                |                    |         |             |        |         |                 |                |                    |                             |      |                        |      |     |    |        |  |  |  |  |  |  |                       |  |           |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |           |             |                |                    |         |             |        |         |                 |                |                    |                             |      |                        |      |     |    |        |  |  |  |  |  |  |                       |  |           |  |  |  |  |  |  |  |  |  |
| LAND DESCRIPTION         |                  |             |                      |                      |                                                                                    |          |           |             |                |                    |         |             |        |         |                 |                | TOTAL OB/XF 22,219 |                             |      |                        |      |     |    |        |  |  |  |  |  |  |                       |  |           |  |  |  |  |  |  |  |  |  |
| 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                        | 000115           | C           | SFR ACRES            | 100                  | 0005                                                                               | OR       | 0.00      | 0.00        | 4.00           | AC                 |         | 1.00        | 1.00   | 1.00    | 18,000.00       | 18,000.00      | 72,000             |                             |      |                        |      |     |    |        |  |  |  |  |  |  |                       |  |           |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |           |             |                |                    |         |             |        |         |                 |                |                    |                             |      |                        |      |     |    |        |  |  |  |  |  |  |                       |  |           |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |           |             |                |                    |         |             |        |         |                 |                |                    |                             |      |                        |      |     |    |        |  |  |  |  |  |  |                       |  |           |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |           |             |                |                    |         |             |        |         |                 |                |                    |                             |      |                        |      |     |    |        |  |  |  |  |  |  |                       |  |           |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |           |             |                |                    |         |             |        |         |                 |                |                    |                             |      |                        |      |     |    |        |  |  |  |  |  |  |                       |  |           |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |           |             |                |                    |         |             |        |         |                 |                |                    |                             |      |                        |      |     |    |        |  |  |  |  |  |  |                       |  |           |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |           |             |                |                    |         |             |        |         |                 |                |                    |                             |      |                        |      |     |    |        |  |  |  |  |  |  |                       |  |           |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |           |             |                |                    |         |             |        |         |                 |                |                    |                             |      |                        |      |     |    |        |  |  |  |  |  |  |                       |  |           |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |           |             |                |                    |         |             |        |         |                 |                |                    |                             |      |                        |      |     |    |        |  |  |  |  |  |  |                       |  |           |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |           |             |                |                    |         |             |        |         |                 |                |                    |                             |      |                        |      |     |    |        |  |  |  |  |  |  |                       |  |           |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |           |             |                |                    |         |             |        |         |                 |                |                    |                             |      |                        |      |     |    |        |  |  |  |  |  |  |                       |  |           |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |           |             |                |                    |         |             |        |         |                 |                |                    |                             |      |                        |      |     |    |        |  |  |  |  |  |  |                       |  |           |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |           |             |                |                    |         |             |        |         |                 |                |                    |                             |      |                        |      |     |    |        |  |  |  |  |  |  |                       |  |           |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |           |             |                |                    |         |             |        |         |                 |                |                    |                             |      |                        |      |     |    |        |  |  |  |  |  |  |                       |  |           |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |           |             |                |                    |         |             |        |         |                 |                |                    |                             |      |                        |      |     |    |        |  |  |  |  |  |  |                       |  |           |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |           |             |                |                    |         |             |        |         |                 |                |                    |                             |      |                        |      |     |    |        |  |  |  |  |  |  |                       |  |           |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |           |             |                |                    |         |             |        |         |                 |                |                    |                             |      |                        |      |     |    |        |  |  |  |  |  |  |                       |  |           |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |           |             |                |                    |         |             |        |         |                 |                |                    |                             |      |                        |      |     |    |        |  |  |  |  |  |  |                       |  |           |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |           |             |                |                    |         |             |        |         |                 |                |                    |                             |      |                        |      |     |    |        |  |  |  |  |  |  |                       |  |           |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |           |             |                |                    |         |             |        |         |                 |                |                    |                             |      |                        |      |     |    |        |  |  |  |  |  |  |                       |  |           |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |           |             |                |                    |         |             |        |         |                 |                |                    |                             |      |                        |      |     |    |        |  |  |  |  |  |  |                       |  |           |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |           |             |                |                    |         |             |        |         |                 |                |                    |                             |      |                        |      |     |    |        |  |  |  |  |  |  |                       |  |           |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |           |             |                |                    |         |             |        |         |                 |                |                    |                             |      |                        |      |     |    |        |  |  |  |  |  |  |                       |  |           |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |           |             |                |                    |         |             |        |         |                 |                |                    |                             |      |                        |      |     |    |        |  |  |  |  |  |  |                       |  |           |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |           |             |                |                    |         |             |        |         |                 |                |                    |                             |      |                        |      |     |    |        |  |  |  |  |  |  |                       |  |           |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |           |             |                |                    |         |             |        |         |                 |                |                    |                             |      |                        |      |     |    |        |  |  |  |  |  |  |                       |  |           |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |           |             |                |                    |         |             |        |         |                 |                |                    |                             |      |                        |      |     |    |        |  |  |  |  |  |  |                       |  |           |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |           |             |                |                    |         |             |        |         |                 |                |                    |                             |      |                        |      |     |    |        |  |  |  |  |  |  |                       |  |           |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          |           |             |                |                    |         |             |        |         |                 |                |                    |                             |      |                        |      |     |    |        |  |  |  |  |  |  |                       |  |           |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                    |          | </        |             |                |                    |         |             |        |         |                 |                |                    |                             |      |                        |      |     |    |        |  |  |  |  |  |  |                       |  |           |  |  |  |  |  |  |  |  |  |

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