

| BUILDING CHARACTERISTICS |                  |                |                                                                                                                                                                                                                                                         |                      |                           |             |                |                |                | MARKET ADJUSTMENTS |         |             |                   |        |                 |              |  |  |  | NASSAU COUNTY PROPERTY |  |  |                 |  |  |  |  |  |  |  |  |  |
|--------------------------|------------------|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|---------------------------|-------------|----------------|----------------|----------------|--------------------|---------|-------------|-------------------|--------|-----------------|--------------|--|--|--|------------------------|--|--|-----------------|--|--|--|--|--|--|--|--|--|
| CONSTRUCTION             |                  |                |                                                                                                                                                                                                                                                         |                      |                           |             |                |                |                | VALUATION SUMMARY  |         |             |                   |        |                 |              |  |  |  | PAGE 1 of 1            |  |  |                 |  |  |  |  |  |  |  |  |  |
| ELEMENT                  | CD               |                | TYPE                                                                                                                                                                                                                                                    | MDL                  | EFF. AREA                 | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB            | EYB                | ECON    | FNCT        |                   | NORM   | % COND          | VALUATION BY |  |  |  |                        |  |  |                 |  |  |  |  |  |  |  |  |  |
| Exterior Wall            | 15               | CONC BLOCK 100 | 0100                                                                                                                                                                                                                                                    | 01                   | 1,320                     | 97.7600     | 92.87          | 122,588        | 1952           | 1970               | 0       | 0           | 0                 | 27.75  | 72.25           | STANDARD     |  |  |  |                        |  |  |                 |  |  |  |  |  |  |  |  |  |
| Roof Structure           | 03               | GABLE/HIP 100  | 1 SINGLE FAM - 33% - 2022                                                                                                                                                                                                                               |                      |                           |             |                |                |                |                    |         |             | Heated Area: 1140 |        |                 |              |  |  |  |                        |  |  | HX Base Yr 2022 |  |  |  |  |  |  |  |  |  |
| Roof Cover               | 03               | COMP SHNGL 100 | <div><div><div>28</div><div>8</div><div>FSP<br/>2012<br/>28</div><div>8</div></div><div><div>29</div><div>38</div><div>BAS<br/>1993<br/>38</div><div>38</div></div><div><div>29</div><div>8</div><div>FSP<br/>2012<br/>28</div><div>8</div></div></div> |                      |                           |             |                |                |                |                    |         |             |                   |        |                 |              |  |  |  |                        |  |  |                 |  |  |  |  |  |  |  |  |  |
| Interior Wall            | 05               | DRYWALL 100    |                                                                                                                                                                                                                                                         |                      |                           |             |                |                |                |                    |         |             |                   |        |                 |              |  |  |  |                        |  |  |                 |  |  |  |  |  |  |  |  |  |
| Interior Floor           | 09               | PINE WOOD 100  |                                                                                                                                                                                                                                                         |                      |                           |             |                |                |                |                    |         |             |                   |        |                 |              |  |  |  |                        |  |  |                 |  |  |  |  |  |  |  |  |  |
| Air Condition            | 03               | CENTRAL 100    |                                                                                                                                                                                                                                                         |                      |                           |             |                |                |                |                    |         |             |                   |        |                 |              |  |  |  |                        |  |  |                 |  |  |  |  |  |  |  |  |  |
| Heating Type             | 04               | AIR DUCTED 100 |                                                                                                                                                                                                                                                         |                      |                           |             |                |                |                |                    |         |             |                   |        |                 |              |  |  |  |                        |  |  |                 |  |  |  |  |  |  |  |  |  |
| Bedrooms                 |                  | 3 100          |                                                                                                                                                                                                                                                         |                      |                           |             |                |                |                |                    |         |             |                   |        |                 |              |  |  |  |                        |  |  |                 |  |  |  |  |  |  |  |  |  |
| Bathrooms                |                  | 1 100          |                                                                                                                                                                                                                                                         |                      |                           |             |                |                |                |                    |         |             |                   |        |                 |              |  |  |  |                        |  |  |                 |  |  |  |  |  |  |  |  |  |
| Frame                    | 02               | WOOD FRAME 100 |                                                                                                                                                                                                                                                         |                      |                           |             |                |                |                |                    |         |             |                   |        |                 |              |  |  |  |                        |  |  |                 |  |  |  |  |  |  |  |  |  |
| Stories                  | 1.               | 1. 100         |                                                                                                                                                                                                                                                         |                      |                           |             |                |                |                |                    |         |             |                   |        |                 |              |  |  |  |                        |  |  |                 |  |  |  |  |  |  |  |  |  |
| Units                    |                  | 0 100          |                                                                                                                                                                                                                                                         |                      |                           |             |                |                |                |                    |         |             |                   |        |                 |              |  |  |  |                        |  |  |                 |  |  |  |  |  |  |  |  |  |
| BUD8 Adjustme            | 06               | DIST 1D 100    |                                                                                                                                                                                                                                                         |                      |                           |             |                |                |                |                    |         |             |                   |        |                 |              |  |  |  |                        |  |  |                 |  |  |  |  |  |  |  |  |  |
| Occupancy                | 00               | NONE 100       |                                                                                                                                                                                                                                                         |                      |                           |             |                |                |                |                    |         |             |                   |        |                 |              |  |  |  |                        |  |  |                 |  |  |  |  |  |  |  |  |  |
| Quality                  |                  | 03             | Quality Level 03                                                                                                                                                                                                                                        |                      |                           |             |                |                |                |                    |         |             |                   |        |                 |              |  |  |  |                        |  |  |                 |  |  |  |  |  |  |  |  |  |
| DOR CODE                 |                  | 0100           | SINGLE FAMILY                                                                                                                                                                                                                                           |                      |                           |             |                |                |                |                    |         |             |                   |        |                 |              |  |  |  |                        |  |  |                 |  |  |  |  |  |  |  |  |  |
| MAP NUM                  |                  |                | MKT AREA                                                                                                                                                                                                                                                |                      | 08                        |             |                |                |                |                    |         |             |                   |        |                 |              |  |  |  |                        |  |  |                 |  |  |  |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC         |                  | 8026.00        |                                                                                                                                                                                                                                                         |                      |                           |             |                |                |                |                    |         |             |                   |        |                 |              |  |  |  |                        |  |  |                 |  |  |  |  |  |  |  |  |  |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE    | TOT ADJ AREA                                                                                                                                                                                                                                            | SUBAREA MARKET VALUE |                           |             |                |                |                |                    |         |             |                   |        |                 |              |  |  |  |                        |  |  |                 |  |  |  |  |  |  |  |  |  |
| BAS                      | 1,140            | 100            | 1,140                                                                                                                                                                                                                                                   | 76,493               |                           |             |                |                |                |                    |         |             |                   |        |                 |              |  |  |  |                        |  |  |                 |  |  |  |  |  |  |  |  |  |
| FSP                      | 224              | 40             | 90                                                                                                                                                                                                                                                      | 6,039                |                           |             |                |                |                |                    |         |             |                   |        |                 |              |  |  |  |                        |  |  |                 |  |  |  |  |  |  |  |  |  |
| FSP                      | 224              | 40             | 90                                                                                                                                                                                                                                                      | 6,039                |                           |             |                |                |                |                    |         |             |                   |        |                 |              |  |  |  |                        |  |  |                 |  |  |  |  |  |  |  |  |  |
| TOTALS                   |                  | 1,588          |                                                                                                                                                                                                                                                         | 1,320                | 88,570                    |             |                |                |                |                    |         |             |                   |        |                 |              |  |  |  |                        |  |  |                 |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES           |                  |                |                                                                                                                                                                                                                                                         |                      | 542696 US HWY 1, CALLAHAN |             |                |                |                |                    |         |             |                   |        |                 |              |  |  |  |                        |  |  |                 |  |  |  |  |  |  |  |  |  |
| L N                      | OB/IF CODE       | DESCRIPTION    | BLD CAP                                                                                                                                                                                                                                                 | L                    | W                         | UNITS       | UT             | Adj R          | ADJ UNIT PRICE | ORIG COND          | YEAR ON | YEAR ACTUAL | Q                 | % COND | OB/IF MKT VALUE | NOTES        |  |  |  |                        |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                                                                                                                                                                                                                                                         |                      |                           |             |                |                |                |                    |         |             |                   |        |                 |              |  |  |  |                        |  |  |                 |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                                                                                                                                                                                                                                                         |                      |                           |             |                |                |                |                    |         |             |                   |        |                 |              |  |  |  |                        |  |  |                 |  |  |  |  |  |  |  |  |  |
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