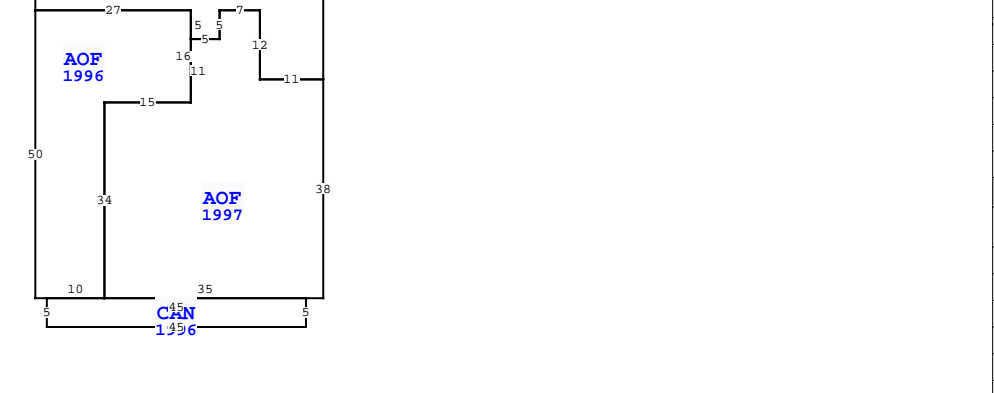


| BUILDING CHARACTERISTICS | |
|--------------------------|-------------------|
| ELEMENT | CD CONSTRUCTION |
| Exterior Wall | 25 MOD METAL 70 |
| Exterior Wall | 16 WD FR STUC 30 |
| Roof Structure | 10 STEEL FRME 100 |
| Roof Cover | 12 MODULAR MT 100 |
| Interior Wall | 01 MINIMUM 50 |
| Interior Wall | 05 DRYWALL 50 |
| Interior Floor | 03 CONC FINSH 100 |
| Ceiling | 03 PART.FIN. 100 |
| Air Condition | 01 NONE 100 |
| Heating Type | 01 NONE 100 |
| Fixtures | 20 100 |
| Frame | 05 STEEL 100 |
| Story Height | 20 100 |
| RMS | 10 100 |
| Stories | 1.5 1.5 100 |
| Units | 0 100 |
| Occupancy | 00 OWNER OCC 100 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | | |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|--|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | | |
| 2501 | 04 | 6,482 | 101.8631 | 87.35 | 566,203 | 1996 | 2000 | 0 | 0 | 23.00 | 77.00 | | |

| NASSAU COUNTY PROPERTY | | | |
|---------------------------|--|-----------|-------------|
| VALUATION SUMMARY | | | PAGE 1 of 1 |
| VALUATION BY | | | STANDARD |
| Tax Group: 8 | | Tax Dist: | |
| BUILDING MARKET VALUE | | | 435,976 |
| TOTAL MARKET OB/XF VALUE | | | 47,376 |
| TOTAL LAND VALUE - MARKET | | | 412,730 |
| TOTAL MARKET VALUE | | | 896,082 |
| SOH/AGL Deduction | | | 32,757 |
| ASSESSED VALUE | | | 863,325 |
| TOTAL EXEMPTION VALUE | | | 0 |
| BASE TAXABLE VALUE | | | 863,325 |
| TOTAL JUST VALUE | | | 896,082 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 784,841 |



| Quality | | | | | |
|--------------------------|------------------|-------------|------|--------------|----------------------|
| DOR CODE | REPAIR SERVICE | | | | |
| 04 | Quality Level 04 | | | | |
| 2500 | REPAIR SERVICE | | | | |
| MAP NUM | MKT AREA | | | | |
| | 02 | | | | |
| NEIGHBORHOOD/LOC 2004.00 | | | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| AOF | 840 | 100 | 1996 | 840 | 56,498 |
| AOF | 1,503 | 100 | 1997 | 1,503 | 101,091 |
| BAS | 2,857 | 100 | 1996 | 2,857 | 192,160 |
| CAN | 225 | 30 | 1996 | 68 | 4,574 |
| STR | 80 | 10 | 1996 | 8 | 538 |
| UST | 56 | 40 | 1996 | 22 | 1,480 |
| UUS | 2,368 | 50 | 1996 | 1,184 | 79,635 |
| TOTALS | 7,929 | | | 6,482 | 435,976 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|---------|------------|
| 03087-B | NEW CONSTR | 200,000 | 07/01/1996 |

| SALES DATA | | | | | | |
|-------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2561/0679 | 5/03/2022 | WD | Q | I | 01 | 975,000 |

| 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 | 0812 | CONCRETE C | 0 | 0 | 0 | 15,633.00 | SF | 4.00 | 4.00 | 100 | 1996 | 1996 | 3 | 70 | 43,772 | |
| 2 | 0940 | SHEDS/PORT | 0 | 0 | 16 | 64.00 | SF | 30.00 | 30.00 | 100 | 1996 | 1996 | 3 | 20 | 384 | |
| 3 | 6002 | EL ROLL DR | 0 | 0 | 0 | 9.00 | UT | 900.00 | 900.00 | 100 | 1996 | 1996 | 3 | 20 | 1,620 | |
| 4 | 4950 | BOLLARD | 0 | 0 | 0 | 16.00 | UT | 100.00 | 100.00 | 100 | 1996 | 1996 | 3 | 100 | 1,600 | |

| TOTAL OB/XF | | | | | | | | | | | | | | 47,376 | | | |
|-------------|------------|----------|----|----------|------------|---------|----|--|--|--|--|--|--|--------|--|--|--|
| BLD DATE | XF DATE | INC DATE | KK | LGL DATE | LAND DATE | AG DATE | DC | | | | | | | | | | |
| 05/31/2022 | 05/31/2022 | | | | 04/09/2025 | | DC | | | | | | | | | | |

| BUILDING NOTES | | | |
|--------------------------------|------------|-----------|---------|
| GRANTOR: INTERNATIONAL DRIVE S | | | |
| GRANTEE: CJ BASS PLUMBING IN | | | |
| 1277/1449 | 12/02/2004 | WD Q I 05 | 495,000 |
| GRANTOR: FIRST COAST COMMUNITY | | | |
| GRANTEE: INTERNATIONAL DRIVE | | | |

| BUILDING DIMENSIONS | | | |
|---|--|--|--|
| BAS=[YR=1996] W32 UST=[YR=1996] N4 W14 S4 E14 S W18 S54 | | | |
| AOF=[YR=1996] S50 E2 CAN=[YR=1996] S5 E45 N5 AOF=[YR=1997] | | | |
| E3 N38 W11 N12 W7 S5 W5 S11 W15 S34 E35\$ W45\$ E10 N34 E15 N16 | | | |
| W27\$ E27 S5 E5 N5 E7 S12 E11 N66\$ PTR= E15 STR=[YR=1996] E4 | | | |
| UUS=[YR=1996] E39 S12 E11 S38 W50 N50\$ S20 W4 N20\$ W15\$. | | | |

| 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 | DPH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
| 1 | 002500 | C | SRVC SHOPS | 0 | 0006 | CI | 0.00 | 0.00 | 41,273.00 | SF | | 1.00 | 1.00 | 1.00 | 10.00 | 10.00 | 412,730 | | | | | | | |