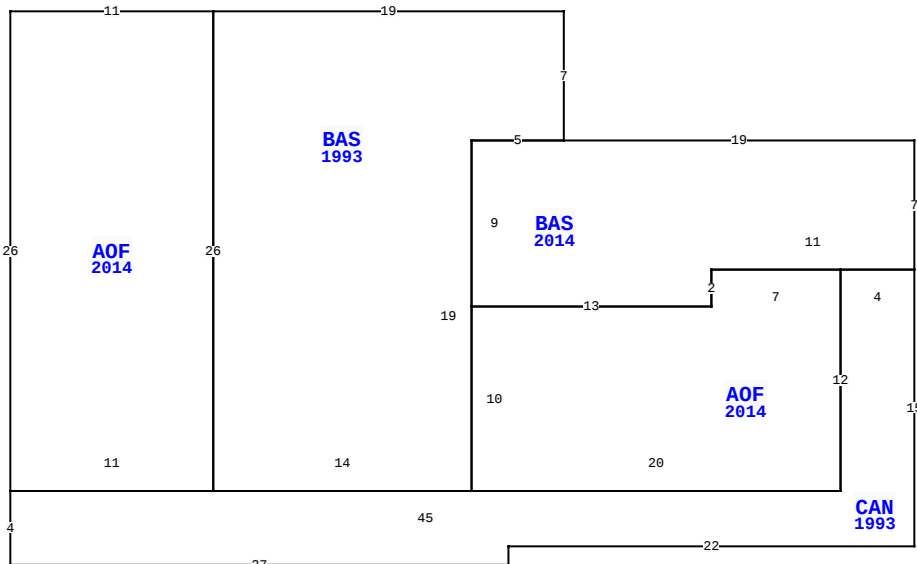


**COOL MASTERS OF FLORIDA INC/  
2804 TURTLE SHORES DRIVE  
FERNANDINA BEACH, FL 32034**

**00-00-30-0620-0001-0061**

| 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                                                                                                                                | 15               | CONC BLOCK 100   |                      |              |                                 |          | 2501                                                                               | 06     | 1,585          | 91.2857            | 78.28          | 124,074         | 1961   | 2010    | 0               | 0              | 0           | 10.00                       | 90.00             | VALUATION BY                   |      |            |    |          | STANDARD   |  |            |  |  |           |  |  |  |            |    |  |  |  |  |           |  |  |  |    |           |  |  |  |  |                    |  |  |  |          |  |  |  |  |  |            |  |  |  |            |  |  |  |  |  |  |  |  |  |    |  |  |  |  |  |  |  |  |  |
| Roof Structur                                                                                                                                | 04               | WOOD TRUSS 100   |                      |              |                                 |          | 1 SERV SHOP - 0% - 2024                                                            |        |                |                    |                |                 |        |         |                 |                |             |                             |                   | Heated Area: 1093              |      |            |    |          | HX Base Yr |  |            |  |  |           |  |  |  |            |    |  |  |  |  |           |  |  |  |    |           |  |  |  |  |                    |  |  |  |          |  |  |  |  |  |            |  |  |  |            |  |  |  |  |  |  |  |  |  |    |  |  |  |  |  |  |  |  |  |
| Roof Cover                                                                                                                                   | 04               | BUILT-UP 100     |                      |              |                                 |          |  |        |                |                    |                |                 |        |         |                 |                |             |                             |                   | Tax Group: 8                   |      |            |    |          | Tax Dist:  |  |            |  |  |           |  |  |  |            |    |  |  |  |  |           |  |  |  |    |           |  |  |  |  |                    |  |  |  |          |  |  |  |  |  |            |  |  |  |            |  |  |  |  |  |  |  |  |  |    |  |  |  |  |  |  |  |  |  |
| Interior Wall                                                                                                                                | 04               | PLYWOOD 100      |                      |              |                                 |          |                                                                                    |        |                |                    |                |                 |        |         |                 |                |             |                             |                   | BUILDING MARKET VALUE          |      |            |    |          | 111,667    |  |            |  |  |           |  |  |  |            |    |  |  |  |  |           |  |  |  |    |           |  |  |  |  |                    |  |  |  |          |  |  |  |  |  |            |  |  |  |            |  |  |  |  |  |  |  |  |  |    |  |  |  |  |  |  |  |  |  |
| Interior Floo                                                                                                                                | 03               | CONC FINSH 100   |                      |              |                                 |          |                                                                                    |        |                |                    |                |                 |        |         |                 |                |             |                             |                   | TOTAL MARKET OB/XF VALUE       |      |            |    |          | 8,554      |  |            |  |  |           |  |  |  |            |    |  |  |  |  |           |  |  |  |    |           |  |  |  |  |                    |  |  |  |          |  |  |  |  |  |            |  |  |  |            |  |  |  |  |  |  |  |  |  |    |  |  |  |  |  |  |  |  |  |
| Ceiling                                                                                                                                      | 01               | FIN.SUSPD 100    |                      |              |                                 |          |                                                                                    |        |                |                    |                |                 |        |         |                 |                |             |                             |                   | TOTAL LAND VALUE - MARKET      |      |            |    |          | 264,488    |  |            |  |  |           |  |  |  |            |    |  |  |  |  |           |  |  |  |    |           |  |  |  |  |                    |  |  |  |          |  |  |  |  |  |            |  |  |  |            |  |  |  |  |  |  |  |  |  |    |  |  |  |  |  |  |  |  |  |
| Air Condition                                                                                                                                | 02               | WINDOW 100       |                      |              |                                 |          |                                                                                    |        |                |                    |                |                 |        |         |                 |                |             |                             |                   | TOTAL MARKET VALUE             |      |            |    |          | 384,709    |  |            |  |  |           |  |  |  |            |    |  |  |  |  |           |  |  |  |    |           |  |  |  |  |                    |  |  |  |          |  |  |  |  |  |            |  |  |  |            |  |  |  |  |  |  |  |  |  |    |  |  |  |  |  |  |  |  |  |
| Heating Type                                                                                                                                 | 02               | CONVECTION 100   |                      |              |                                 |          |                                                                                    |        |                |                    |                |                 |        |         |                 |                |             |                             |                   | SOH/AGL Deduction              |      |            |    |          | 0          |  |            |  |  |           |  |  |  |            |    |  |  |  |  |           |  |  |  |    |           |  |  |  |  |                    |  |  |  |          |  |  |  |  |  |            |  |  |  |            |  |  |  |  |  |  |  |  |  |    |  |  |  |  |  |  |  |  |  |
| Fixtures                                                                                                                                     | 5                | 100              |                      |              |                                 |          |                                                                                    |        |                |                    |                |                 |        |         |                 |                |             |                             |                   | ASSESSED VALUE                 |      |            |    |          | 384,709    |  |            |  |  |           |  |  |  |            |    |  |  |  |  |           |  |  |  |    |           |  |  |  |  |                    |  |  |  |          |  |  |  |  |  |            |  |  |  |            |  |  |  |  |  |  |  |  |  |    |  |  |  |  |  |  |  |  |  |
| Frame                                                                                                                                        | 03               | MASONRY 100      |                      |              |                                 |          |                                                                                    |        |                |                    |                |                 |        |         |                 |                |             |                             |                   | TOTAL EXEMPTION VALUE          |      |            |    |          | 0          |  |            |  |  |           |  |  |  |            |    |  |  |  |  |           |  |  |  |    |           |  |  |  |  |                    |  |  |  |          |  |  |  |  |  |            |  |  |  |            |  |  |  |  |  |  |  |  |  |    |  |  |  |  |  |  |  |  |  |
| Story Height                                                                                                                                 | 11               | 100              |                      |              |                                 |          |                                                                                    |        |                |                    |                |                 |        |         |                 |                |             |                             |                   | BASE TAXABLE VALUE             |      |            |    |          | 384,709    |  |            |  |  |           |  |  |  |            |    |  |  |  |  |           |  |  |  |    |           |  |  |  |  |                    |  |  |  |          |  |  |  |  |  |            |  |  |  |            |  |  |  |  |  |  |  |  |  |    |  |  |  |  |  |  |  |  |  |
| RMS                                                                                                                                          | 3                | 100              |                      |              |                                 |          |                                                                                    |        |                |                    |                |                 |        |         |                 |                |             |                             |                   | TOTAL JUST VALUE               |      |            |    |          | 384,709    |  |            |  |  |           |  |  |  |            |    |  |  |  |  |           |  |  |  |    |           |  |  |  |  |                    |  |  |  |          |  |  |  |  |  |            |  |  |  |            |  |  |  |  |  |  |  |  |  |    |  |  |  |  |  |  |  |  |  |
| Stories                                                                                                                                      | 1.               | 1. 100           |                      |              |                                 |          | NCON VALUE                                                                         |        |                |                    |                | 0               |        |         |                 |                |             |                             |                   |                                |      |            |    |          |            |  |            |  |  |           |  |  |  |            |    |  |  |  |  |           |  |  |  |    |           |  |  |  |  |                    |  |  |  |          |  |  |  |  |  |            |  |  |  |            |  |  |  |  |  |  |  |  |  |    |  |  |  |  |  |  |  |  |  |
| Units                                                                                                                                        | 0                | 100              |                      |              |                                 |          | INCOME VALUE                                                                       |        |                |                    |                |                 |        |         |                 |                |             |                             |                   |                                |      |            |    |          |            |  |            |  |  |           |  |  |  |            |    |  |  |  |  |           |  |  |  |    |           |  |  |  |  |                    |  |  |  |          |  |  |  |  |  |            |  |  |  |            |  |  |  |  |  |  |  |  |  |    |  |  |  |  |  |  |  |  |  |
| BUD8 Adjustme                                                                                                                                | 05               | DIST 1A 100      |                      |              |                                 |          | PERMIT NUM                                                                         |        |                |                    |                | DESCRIPTION     |        |         |                 |                | AMT         |                             |                   |                                |      | ISSUED     |    |          |            |  |            |  |  |           |  |  |  |            |    |  |  |  |  |           |  |  |  |    |           |  |  |  |  |                    |  |  |  |          |  |  |  |  |  |            |  |  |  |            |  |  |  |  |  |  |  |  |  |    |  |  |  |  |  |  |  |  |  |
| Occupancy                                                                                                                                    | 00               | NONE 100         |                      |              |                                 |          |                                                                                    |        |                |                    |                |                 |        |         |                 |                |             |                             |                   |                                |      |            |    |          |            |  |            |  |  |           |  |  |  |            |    |  |  |  |  |           |  |  |  |    |           |  |  |  |  |                    |  |  |  |          |  |  |  |  |  |            |  |  |  |            |  |  |  |  |  |  |  |  |  |    |  |  |  |  |  |  |  |  |  |
| Quality                                                                                                                                      | 04               | Quality Level 04 |                      |              |                                 |          | 19003756                                                                           |        |                |                    |                | REPAIR/RRF-R00F |        |         |                 |                | 12,988      |                             |                   |                                |      | 05/06/2019 |    |          |            |  |            |  |  |           |  |  |  |            |    |  |  |  |  |           |  |  |  |    |           |  |  |  |  |                    |  |  |  |          |  |  |  |  |  |            |  |  |  |            |  |  |  |  |  |  |  |  |  |    |  |  |  |  |  |  |  |  |  |
| DOR CODE                                                                                                                                     | 2500             | REPAIR SERVICE   |                      |              |                                 |          | E1528767                                                                           |        |                |                    |                | CHNGE SRVC      |        |         |                 |                | 0           |                             |                   |                                |      | 02/01/2015 |    |          |            |  |            |  |  |           |  |  |  |            |    |  |  |  |  |           |  |  |  |    |           |  |  |  |  |                    |  |  |  |          |  |  |  |  |  |            |  |  |  |            |  |  |  |  |  |  |  |  |  |    |  |  |  |  |  |  |  |  |  |
| MAP NUM                                                                                                                                      |                  | MKT AREA         |                      |              |                                 |          | 02                                                                                 |        |                |                    |                | B960521         |        |         |                 |                | REPAIR/RRF  |                             |                   |                                |      | 4,399      |    |          |            |  | 09/01/1996 |  |  |           |  |  |  |            |    |  |  |  |  |           |  |  |  |    |           |  |  |  |  |                    |  |  |  |          |  |  |  |  |  |            |  |  |  |            |  |  |  |  |  |  |  |  |  |    |  |  |  |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC                                                                                                                             | 2002.00          |                  |                      |              |                                 |          | E952290                                                                            |        |                |                    |                | CHNGE SRVC      |        |         |                 |                | 500         |                             |                   |                                |      | 12/01/1995 |    |          |            |  |            |  |  |           |  |  |  |            |    |  |  |  |  |           |  |  |  |    |           |  |  |  |  |                    |  |  |  |          |  |  |  |  |  |            |  |  |  |            |  |  |  |  |  |  |  |  |  |    |  |  |  |  |  |  |  |  |  |
| AREA TYPE                                                                                                                                    | TOTAL GROSS AREA | PCT OF BASE      | YEAR                 | TOT ADJ AREA | SUBAREA MARKET VALUE            |          |                                                                                    |        |                |                    |                |                 |        |         |                 |                |             |                             |                   | SALES DATA                     |      |            |    |          |            |  |            |  |  |           |  |  |  |            |    |  |  |  |  |           |  |  |  |    |           |  |  |  |  |                    |  |  |  |          |  |  |  |  |  |            |  |  |  |            |  |  |  |  |  |  |  |  |  |    |  |  |  |  |  |  |  |  |  |
| AOF                                                                                                                                          | 214              | 185              | 2014                 | 396          | 27,899                          |          |                                                                                    |        |                |                    |                |                 |        |         |                 |                |             |                             |                   | OFF RECORD Number              |      |            |    |          |            |  |            |  |  | DATE      |  |  |  |            |    |  |  |  |  | TYPE INST |  |  |  |    |           |  |  |  |  | Q U / V I / RSN CD |  |  |  |          |  |  |  |  |  | SALE PRICE |  |  |  |            |  |  |  |  |  |  |  |  |  |    |  |  |  |  |  |  |  |  |  |
| AOF                                                                                                                                          | 286              | 185              | 2014                 | 529          | 37,269                          |          |                                                                                    |        |                |                    |                |                 |        |         |                 |                |             |                             |                   | 2630/713                       |      |            |    |          |            |  |            |  |  | 4/06/2023 |  |  |  |            |    |  |  |  |  | WD Q      |  |  |  |    |           |  |  |  |  | I 01               |  |  |  |          |  |  |  |  |  | 450,000    |  |  |  |            |  |  |  |  |  |  |  |  |  |    |  |  |  |  |  |  |  |  |  |
| BAS                                                                                                                                          | 399              | 100              | 1993                 | 399          | 28,111                          |          |                                                                                    |        |                |                    |                |                 |        |         |                 |                |             |                             |                   | GRANTOR: ROWLAND SOUTHERN SERV |      |            |    |          |            |  |            |  |  |           |  |  |  |            |    |  |  |  |  |           |  |  |  |    |           |  |  |  |  |                    |  |  |  |          |  |  |  |  |  |            |  |  |  |            |  |  |  |  |  |  |  |  |  |    |  |  |  |  |  |  |  |  |  |
| BAS                                                                                                                                          | 194              | 100              | 2014                 | 194          | 13,667                          |          |                                                                                    |        |                |                    |                |                 |        |         |                 |                |             |                             |                   | GRANTEE: COOL MASTERS OF FLO   |      |            |    |          |            |  |            |  |  |           |  |  |  |            |    |  |  |  |  |           |  |  |  |    |           |  |  |  |  |                    |  |  |  |          |  |  |  |  |  |            |  |  |  |            |  |  |  |  |  |  |  |  |  |    |  |  |  |  |  |  |  |  |  |
| CAN                                                                                                                                          | 222              | 30               | 1993                 | 67           | 4,721                           |          |                                                                                    |        |                |                    |                |                 |        |         |                 |                |             |                             |                   | 0483/0440                      |      |            |    |          |            |  |            |  |  | 3/01/1986 |  |  |  |            |    |  |  |  |  | FS U      |  |  |  |    |           |  |  |  |  | I                  |  |  |  |          |  |  |  |  |  | 50,000     |  |  |  |            |  |  |  |  |  |  |  |  |  |    |  |  |  |  |  |  |  |  |  |
| TOTALS                                                                                                                                       |                  |                  |                      |              | 1,315                           |          |                                                                                    | 1,585  | 111,667        |                    |                |                 |        |         |                 |                |             |                             |                   |                                |      |            |    | BLD DATE |            |  |            |  |  |           |  |  |  | 07/26/2019 |    |  |  |  |  |           |  |  |  | KK |           |  |  |  |  |                    |  |  |  | LGL DATE |  |  |  |  |  |            |  |  |  | 04/23/2025 |  |  |  |  |  |  |  |  |  | DC |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                               |                  |                  |                      |              | 2588 S 8TH ST, FERNANDINA BEACH |          |                                                                                    |        |                |                    |                |                 |        |         | XF DATE         |                |             |                             |                   |                                |      |            |    |          | 07/26/2019 |  |            |  |  |           |  |  |  |            | KK |  |  |  |  |           |  |  |  |    | LAND DATE |  |  |  |  |                    |  |  |  |          |  |  |  |  |  |            |  |  |  |            |  |  |  |  |  |  |  |  |  |    |  |  |  |  |  |  |  |  |  |
| 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                                                                                                                                            | 0443             | STK FNC 6'       | 0                    | 0            | 0                               | 40.00    | LF                                                                                 | 10.00  | 10.00          | 100                | 1986           | 1986            | 3      | 20      | 80              |                |             |                             |                   |                                |      |            |    |          |            |  |            |  |  |           |  |  |  |            |    |  |  |  |  |           |  |  |  |    |           |  |  |  |  |                    |  |  |  |          |  |  |  |  |  |            |  |  |  |            |  |  |  |  |  |  |  |  |  |    |  |  |  |  |  |  |  |  |  |
| 2                                                                                                                                            | 0803             | ASPHALT C        | 0                    | 0            | 0                               | 8,141.00 | SF                                                                                 | 2.00   | 2.00           | 100                | 1986           | 1986            | 3      | 50      | 8,141           |                |             |                             |                   |                                |      |            |    |          |            |  |            |  |  |           |  |  |  |            |    |  |  |  |  |           |  |  |  |    |           |  |  |  |  |                    |  |  |  |          |  |  |  |  |  |            |  |  |  |            |  |  |  |  |  |  |  |  |  |    |  |  |  |  |  |  |  |  |  |
| 3                                                                                                                                            | 0810             | CONCRETE A       | 0                    | 0            | 0                               | 93.00    | SF                                                                                 | 6.50   | 6.50           | 100                | 1961           | 1961            | 3      | 20      | 121             |                |             |                             |                   |                                |      |            |    |          |            |  |            |  |  |           |  |  |  |            |    |  |  |  |  |           |  |  |  |    |           |  |  |  |  |                    |  |  |  |          |  |  |  |  |  |            |  |  |  |            |  |  |  |  |  |  |  |  |  |    |  |  |  |  |  |  |  |  |  |
| 4                                                                                                                                            | 0463             | FENCE GATE       | 0                    | 0            | 0                               | 2.00     | UT                                                                                 | 300.00 | 300.00         | 100                | 1986           | 1986            | 3      | 22      | 132             |                |             |                             |                   |                                |      |            |    |          |            |  |            |  |  |           |  |  |  |            |    |  |  |  |  |           |  |  |  |    |           |  |  |  |  |                    |  |  |  |          |  |  |  |  |  |            |  |  |  |            |  |  |  |  |  |  |  |  |  |    |  |  |  |  |  |  |  |  |  |
| 5                                                                                                                                            | 6001             | ROLLUP DR        | 0                    | 0            | 0                               | 1.00     | UT                                                                                 | 400.00 | 400.00         | 100                | 1996           | 1996            | 3      | 20      | 80              |                |             |                             |                   |                                |      |            |    |          |            |  |            |  |  |           |  |  |  |            |    |  |  |  |  |           |  |  |  |    |           |  |  |  |  |                    |  |  |  |          |  |  |  |  |  |            |  |  |  |            |  |  |  |  |  |  |  |  |  |    |  |  |  |  |  |  |  |  |  |
| LAND DESCRIPTION                                                                                                                             |                  |                  |                      |              |                                 |          |                                                                                    |        |                |                    |                |                 |        |         |                 |                | TOTAL OB/XF |                             |                   |                                |      |            |    |          |            |  |            |  |  |           |  |  |  | 8,554      |    |  |  |  |  |           |  |  |  |    |           |  |  |  |  |                    |  |  |  |          |  |  |  |  |  |            |  |  |  |            |  |  |  |  |  |  |  |  |  |    |  |  |  |  |  |  |  |  |  |
| 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                                                                                                                                            | 002700           | C                | AUTO SALES           | 0            | 0004                            | CG       | 0.00                                                                               | 0.00   | 9,446.00       | SF                 |                | 1.00            | 1.00   | 2.00    | 14.00           | 28.00          | 264,488     |                             |                   |                                |      |            |    |          |            |  |            |  |  |           |  |  |  |            |    |  |  |  |  |           |  |  |  |    |           |  |  |  |  |                    |  |  |  |          |  |  |  |  |  |            |  |  |  |            |  |  |  |  |  |  |  |  |  |    |  |  |  |  |  |  |  |  |  |
| REVIEW DATE 07/26/2019 BY KK Total Acres: 0.00 Total Land Value: 264,488 Market: 0 Agricultural: 0 Common: 264,488 PRINTED 07/30/2025 BY SYS |                  |                  |                      |              |                                 |          |                                                                                    |        |                |                    |                |                 |        |         |                 |                |             |                             |                   |                                |      |            |    |          |            |  |            |  |  |           |  |  |  |            |    |  |  |  |  |           |  |  |  |    |           |  |  |  |  |                    |  |  |  |          |  |  |  |  |  |            |  |  |  |            |  |  |  |  |  |  |  |  |  |    |  |  |  |  |  |  |  |  |  |