

**WETZEL REALTY ASSOCIATES LLC**  
4812 FIRST COAST HWY  
FERNANDINA BEACH, FL 32034

00-00-30-0760-0007-0030

[illegible]

| BUILDING CHARACTERISTICS |                  |             |                  |              |                      |  |          |     |           | MARKET ADJUSTMENTS |                |                |     |     |      |      |  |      |        | NASSAU COUNTY PROPERTY    |    |  |  |           |  |  |  |  |  | PAGE 2 of 2 |  |  |  | 8 |
|--------------------------|------------------|-------------|------------------|--------------|----------------------|--|----------|-----|-----------|--------------------|----------------|----------------|-----|-----|------|------|--|------|--------|---------------------------|----|--|--|-----------|--|--|--|--|--|-------------|--|--|--|---|
| ELEMENT                  |                  | CD          | CONSTRUCTION     |              |                      |  | TYPE     | MDL | EFF. AREA | TOT ADJ PTS        | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT |  | NORM | % COND | VALUATION SUMMARY         |    |  |  |           |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |                  |              |                      |  |          |     |           |                    |                |                |     |     |      |      |  |      |        | VALUATION BY              |    |  |  | STANDARD  |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |                  |              |                      |  |          |     |           |                    |                |                |     |     |      |      |  |      |        | Tax Group: 8              |    |  |  | Tax Dist: |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |                  |              |                      |  |          |     |           |                    |                |                |     |     |      |      |  |      |        | BUILDING MARKET VALUE     |    |  |  | 801,589   |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |                  |              |                      |  |          |     |           |                    |                |                |     |     |      |      |  |      |        | TOTAL MARKET OB/XF VALUE  |    |  |  | 67,169    |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |                  |              |                      |  |          |     |           |                    |                |                |     |     |      |      |  |      |        | TOTAL LAND VALUE - MARKET |    |  |  | 607,908   |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |                  |              |                      |  |          |     |           |                    |                |                |     |     |      |      |  |      |        | TOTAL MARKET VALUE        |    |  |  | 1,476,666 |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |                  |              |                      |  |          |     |           |                    |                |                |     |     |      |      |  |      |        | SOH/AGL Deduction         |    |  |  | 135,647   |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |                  |              |                      |  |          |     |           |                    |                |                |     |     |      |      |  |      |        | ASSESSED VALUE            |    |  |  | 1,341,019 |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |                  |              |                      |  |          |     |           |                    |                |                |     |     |      |      |  |      |        | TOTAL EXEMPTION VALUE     |    |  |  | 0         |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |                  |              |                      |  |          |     |           |                    |                |                |     |     |      |      |  |      |        | BASE TAXABLE VALUE        |    |  |  | 1,341,019 |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |                  |              |                      |  |          |     |           |                    |                |                |     |     |      |      |  |      |        | TOTAL JUST VALUE          |    |  |  | 1,476,666 |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |                  |              |                      |  |          |     |           |                    |                |                |     |     |      |      |  |      |        | NCON VALUE                |    |  |  | 0         |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |                  |              |                      |  |          |     |           |                    |                |                |     |     |      |      |  |      |        | INCOME VALUE              |    |  |  |           |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |                  |              |                      |  |          |     |           |                    |                |                |     |     |      |      |  |      |        | PREVIOUS YEAR MKT VALUE   |    |  |  | 1,432,798 |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |                  |              |                      |  |          |     |           |                    |                |                |     |     |      |      |  |      |        |                           |    |  |  |           |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |                  |              |                      |  |          |     |           |                    |                |                |     |     |      |      |  |      |        |                           |    |  |  |           |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |                  |              |                      |  |          |     |           |                    |                |                |     |     |      |      |  |      |        |                           |    |  |  |           |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |                  |              |                      |  |          |     |           |                    |                |                |     |     |      |      |  |      |        |                           |    |  |  |           |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |                  |              |                      |  |          |     |           |                    |                |                |     |     |      |      |  |      |        |                           |    |  |  |           |  |  |  |  |  |             |  |  |  |   |
| DOR CODE                 |                  | 1700        | OFFICE BUILDINGS |              |                      |  |          |     |           |                    |                |                |     |     |      |      |  |      |        |                           |    |  |  |           |  |  |  |  |  |             |  |  |  |   |
| MAP NUM                  |                  |             |                  |              |                      |  | MKT AREA |     |           |                    |                |                |     |     |      |      |  |      |        |                           | 03 |  |  |           |  |  |  |  |  |             |  |  |  |   |
| NEIGHBORHOOD/LOC         |                  |             | 3016.00          |              |                      |  |          |     |           |                    |                |                |     |     |      |      |  |      |        |                           |    |  |  |           |  |  |  |  |  |             |  |  |  |   |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE | YEAR             | TOT ADJ AREA | SUBAREA MARKET VALUE |  |          |     |           |                    |                |                |     |     |      |      |  |      |        |                           |    |  |  |           |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |                  |              |                      |  |          |     |           |                    |                |                |     |     |      |      |  |      |        |                           |    |  |  |           |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |                  |              |                      |  |          |     |           |                    |                |                |     |     |      |      |  |      |        |                           |    |  |  |           |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |                  |              |                      |  |          |     |           |                    |                |                |     |     |      |      |  |      |        |                           |    |  |  |           |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |                  |              |                      |  |          |     |           |                    |                |                |     |     |      |      |  |      |        |                           |    |  |  |           |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |                  |              |                      |  |          |     |           |                    |                |                |     |     |      |      |  |      |        |                           |    |  |  |           |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |                  |              |                      |  |          |     |           |                    |                |                |     |     |      |      |  |      |        |                           |    |  |  |           |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |                  |              |                      |  |          |     |           |                    |                |                |     |     |      |      |  |      |        |                           |    |  |  |           |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |                  |              |                      |  |          |     |           |                    |                |                |     |     |      |      |  |      |        |                           |    |  |  |           |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |                  |              |                      |  |          |     |           |                    |                |                |     |     |      |      |  |      |        |                           |    |  |  |           |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |                  |              |                      |  |          |     |           |                    |                |                |     |     |      |      |  |      |        |                           |    |  |  |           |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |                  |              |                      |  |          |     |           |                    |                |                |     |     |      |      |  |      |        |                           |    |  |  |           |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |                  |              |                      |  |          |     |           |                    |                |                |     |     |      |      |  |      |        |                           |    |  |  |           |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |                  |              |                      |  |          |     |           |                    |                |                |     |     |      |      |  |      |        |                           |    |  |  |           |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |                  |              |                      |  |          |     |           |                    |                |                |     |     |      |      |  |      |        |                           |    |  |  |           |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |                  |              |                      |  |          |     |           |                    |                |                |     |     |      |      |  |      |        |                           |    |  |  |           |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |                  |              |                      |  |          |     |           |                    |                |                |     |     |      |      |  |      |        |                           |    |  |  |           |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |                  |              |                      |  |          |     |           |                    |                |                |     |     |      |      |  |      |        |                           |    |  |  |           |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |                  |              |                      |  |          |     |           |                    |                |                |     |     |      |      |  |      |        |                           |    |  |  |           |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |                  |              |                      |  |          |     |           |                    |                |                |     |     |      |      |  |      |        |                           |    |  |  |           |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |                  |              |                      |  |          |     |           |                    |                |                |     |     |      |      |  |      |        |                           |    |  |  |           |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |                  |              |                      |  |          |     |           |                    |                |                |     |     |      |      |  |      |        |                           |    |  |  |           |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |                  |              |                      |  |          |     |           |                    |                |                |     |     |      |      |  |      |        |                           |    |  |  |           |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |                  |              |                      |  |          |     |           |                    |                |                |     |     |      |      |  |      |        |                           |    |  |  |           |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |                  |              |                      |  |          |     |           |                    |                |                |     |     |      |      |  |      |        |                           |    |  |  |           |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |                  |              |                      |  |          |     |           |                    |                |                |     |     |      |      |  |      |        |                           |    |  |  |           |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |                  |              |                      |  |          |     |           |                    |                |                |     |     |      |      |  |      |        |                           |    |  |  |           |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |                  |              |                      |  |          |     |           |                    |                |                |     |     |      |      |  |      |        |                           |    |  |  |           |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |                  |              |                      |  |          |     |           |                    |                |                |     |     |      |      |  |      |        |                           |    |  |  |           |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |                  |              |                      |  |          |     |           |                    |                |                |     |     |      |      |  |      |        |                           |    |  |  |           |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |                  |              |                      |  |          |     |           |                    |                |                |     |     |      |      |  |      |        |                           |    |  |  |           |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |                  |              |                      |  |          |     |           |                    |                |                |     |     |      |      |  |      |        |                           |    |  |  |           |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |                  |              |                      |  |          |     |           |                    |                |                |     |     |      |      |  |      |        |                           |    |  |  |           |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |                  |              |                      |  |          |     |           |                    |                |                |     |     |      |      |  |      |        |                           |    |  |  |           |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |                  |              |                      |  |          |     |           |                    |                |                |     |     |      |      |  |      |        |                           |    |  |  |           |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |                  |              |                      |  |          |     |           |                    |                |                |     |     |      |      |  |      |        |                           |    |  |  |           |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |                  |              |                      |  |          |     |           |                    |                |                |     |     |      |      |  |      |        |                           |    |  |  |           |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |                  |              |                      |  |          |     |           |                    |                |                |     |     |      |      |  |      |        |                           |    |  |  |           |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |                  |              |                      |  |          |     |           |                    |                |                |     |     |      |      |  |      |        |                           |    |  |  |           |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |                  |              |                      |  |          |     |           |                    |                |                |     |     |      |      |  |      |        |                           |    |  |  |           |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |                  |              |                      |  |          |     |           |                    |                |                |     |     |      |      |  |      |        |                           |    |  |  |           |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |                  |              |                      |  |          |     |           |                    |                |                |     |     |      |      |  |      |        |                           |    |  |  |           |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |                  |              |                      |  |          |     |           |                    |                |                |     |     |      |      |  |      |        |                           |    |  |  |           |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |                  |              |                      |  |          |     |           |                    |                |                |     |     |      |      |  |      |        |                           |    |  |  |           |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |                  |              |                      |  |          |     |           |                    |                |                |     |     |      |      |  |      |        |                           |    |  |  |           |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |                  |              |                      |  |          |     |           |                    |                |                |     |     |      |      |  |      |        |                           |    |  |  |           |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |                  |              |                      |  |          |     |           |                    |                |                |     |     |      |      |  |      |        |                           |    |  |  |           |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |                  |              |                      |  |          |     |           |                    |                |                |     |     |      |      |  |      |        |                           |    |  |  |           |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |                  |              |                      |  |          |     |           |                    |                |                |     |     |      |      |  |      |        |                           |    |  |  |           |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |                  |              |                      |  |          |     |           |                    |                |                |     |     |      |      |  |      |        |                           |    |  |  |           |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |                  |              |                      |  |          |     |           |                    |                |                |     |     |      |      |  |      |        |                           |    |  |  |           |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |                  |              |                      |  |          |     |           |                    |                |                |     |     |      |      |  |      |        |                           |    |  |  |           |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |                  |              |                      |  |          |     |           |                    |                |                |     |     |      |      |  |      |        |                           |    |  |  |           |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |                  |              |                      |  |          |     |           |                    |                |                |     |     |      |      |  |      |        |                           |    |  |  |           |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |                  |              |                      |  |          |     |           |                    |                |                |     |     |      |      |  |      |        |                           |    |  |  |           |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |                  |              |                      |  |          |     |           |                    |                |                |     |     |      |      |  |      |        |                           |    |  |  |           |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |                  |              |                      |  |          |     |           |                    |                |                |     |     |      |      |  |      |        |                           |    |  |  |           |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |                  |              |                      |  |          |     |           |                    |                |                |     |     |      |      |  |      |        |                           |    |  |  |           |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |                  |              |                      |  |          |     |           |                    |                |                |     |     |      |      |  |      |        |                           |    |  |  |           |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |                  |              |                      |  |          |     |           |                    |                |                |     |     |      |      |  |      |        |                           |    |  |  |           |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |                  |              |                      |  |          |     |           |                    |                |                |     |     |      |      |  |      |        |                           |    |  |  |           |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |                  |              |                      |  |          |     |           |                    |                |                |     |     |      |      |  |      |        |                           |    |  |  |           |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |                  |              |                      |  |          |     |           |                    |                |                |     |     |      |      |  |      |        |                           |    |  |  |           |  |  |  |  |  |             |  |  |  |   |
|                          |                  |             |                  |              |                      |  |          |     |           |                    |                |                |     |     |      |      |  |      |        |                           |    |  |  |           |  |  |  |  |  |             |  |  |  |   |