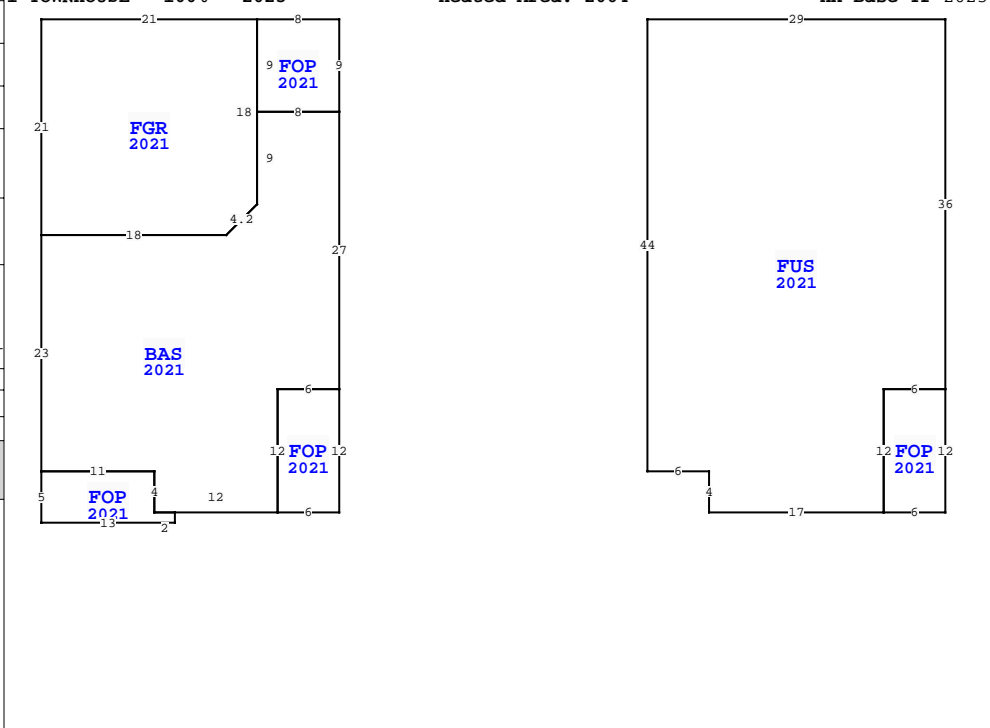


| ELEMENT       | CD | CONSTRUCTION   |
|---------------|----|----------------|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100  |
| Roof Cover    | 08 | CLAY TILE 100  |
| Interior Wall | 05 | DRYWALL 100    |
| Interior Floo | 11 | CLAY TILE 100  |
| Air Condition | 03 | CENTRAL 100    |
| Heating Type  | 04 | AIR DUCTED 100 |
| Bedrooms      |    | 3 100          |
| Bathrooms     |    | 2.5 100        |
| Frame         | 02 | WOOD FRAME 100 |
| Stories       | 2. | 2. 100         |
| Units         |    | 0 100          |

| MARKET ADJUSTMENTS |           |           |             |                |                |     |     |            |      |      |        |  |
|--------------------|-----------|-----------|-------------|----------------|----------------|-----|-----|------------|------|------|--------|--|
| TYPE               | MDL       | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON       | FNCT | NORM | % COND |  |
| 1                  | TOWNHOUSE | - 100%    | - 2023      |                |                |     |     |            |      |      |        |  |
|                    |           |           |             | Heated Area:   | 2064           |     |     | HX Base Yr | 2023 |      |        |  |



| Quality          | 03               | Quality Level 03 |      |              |                      |
|------------------|------------------|------------------|------|--------------|----------------------|
| DOR CODE         | 0100             | SINGLE FAMILY    |      |              |                      |
| MAP NUM          |                  | MKT AREA 03      |      |              |                      |
| NEIGHBORHOOD/LOC | 3043.100         |                  |      |              |                      |
| AREA TYPE        | TOTAL GROSS AREA | PCT OF BASE      | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS              | 768              | 100              | 2021 | 768          | 162,575              |
| FGR              | 437              | 55               | 2021 | 240          | 50,804               |
| FOP              | 57               | 30               | 2021 | 17           | 3,598                |
| FOP              | 72               | 30               | 2021 | 22           | 4,657                |
| FOP              | 72               | 30               | 2021 | 22           | 4,657                |
| FOP              | 72               | 30               | 2021 | 22           | 4,657                |
| FUS              | 1,296            | 100              | 2021 | 1,296        | 274,345              |
| TOTALS           | 2,774            |                  |      | 2,387        | 505,295              |

| NASSAU COUNTY PROPERTY    |           | PAGE 1 of 1 | 8        |
|---------------------------|-----------|-------------|----------|
| VALUATION SUMMARY         |           |             |          |
| VALUATION BY              |           |             | STANDARD |
| Tax Group: 8              | Tax Dist: |             |          |
| BUILDING MARKET VALUE     |           |             | 505,295  |
| TOTAL MARKET OB/XF VALUE  |           |             | 14,754   |
| TOTAL LAND VALUE - MARKET |           |             | 280,000  |
| TOTAL MARKET VALUE        |           |             | 800,049  |
| SOH/AGL Deduction         |           |             | 114,319  |
| ASSESSED VALUE            |           |             | 685,730  |
| TOTAL EXEMPTION VALUE     | HX HB     |             | 50,722   |
| BASE TAXABLE VALUE        |           |             | 635,008  |
| TOTAL JUST VALUE          |           |             | 800,049  |
| NCON VALUE                |           |             | 0        |
| INCOME VALUE              |           |             |          |
| PREVIOUS YEAR MKT VALUE   |           |             | 694,927  |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED     |
|------------|-------------|-----|------------|
| 20209957   | NEW CONSTR  | 0   | 12/20/2020 |

| SALES DATA                     |           |           |       |       |        |            |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2783/1861                      | 4/14/2025 | TD        | Q     | I     | 01     | 800,000    |
| GRANTOR: ROSENBERG ALICIA REV  |           |           |       |       |        |            |
| GRANTEE: GOODRICH DANIEL DAV   |           |           |       |       |        |            |
| 2591/0473                      | 9/15/2022 | WD        | Q     | I     | 01     | 750,000    |
| GRANTOR: SIMMONS MICHAEL & AMY |           |           |       |       |        |            |
| GRANTEE: ROSENBERG ALICIA RE   |           |           |       |       |        |            |

|   |          |  |           |            |
|---|----------|--|-----------|------------|
| 96149 HANGING MOSS DR, FERNANDINA BEACH | BLD DATE |  | LGL DATE  |            |
|   | XF DATE  |  | LAND DATE | 04/15/2024 |
|   | INC DATE |  | AG 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   | 0409       | ELEVATOR R  | 0       | 100 | 0     | 0  | 1.00   | UT 10,200.00   | 100       | 2021    | 2021        | 3 | 100    | 10,200          |       |
| 2   | 0855       | CONC PAVER  | 0       | 100 | 0     | 0  | 460.00 | SF 10.00       | 100       | 2021    | 2021        | 3 | 99     | 4,554           |       |

| BUILDING NOTES |  |
|----------------|--|
|                |  |

**BUILDING DIMENSIONS**  
 FOP=[YR=2021] W8 FGR=[YR=2021] W21 S21 BAS=[YR=2021] S23  
 FOP=[YR=2021] S5 E13 N1 W2 N4 W11 \$ E11 S4 E12 FOP=[YR=2021]  
 E6 N12 W6 S12 \$ N12 E6 N27 W8 S9 D3 L3 W18 \$ E18 U3 R3  
 N18 \$ S9 E8 N9 \$ PTR= E30 FUS=[YR=2021] E29 S36  
 FOP=[YR=2021] S12 W6 N12 E6 \$ W6 S12 W17 N4 W6N44 \$ W30 \$ .

| LAND DESCRIPTION   |          |     |                      |     |     |          |       |       |             |           |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |
|--------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| TOTAL OB/XF 14,754 |          |     |                      |     |     |          |       |       |             |           |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |
| 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                  | 000100   | C   | RES                  | 100 |     | PUD      | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     | 1.00   | 2.00    | 140,000.00 | 280,000.00     | 280,000    |                             |      |         |      |     |    |        |