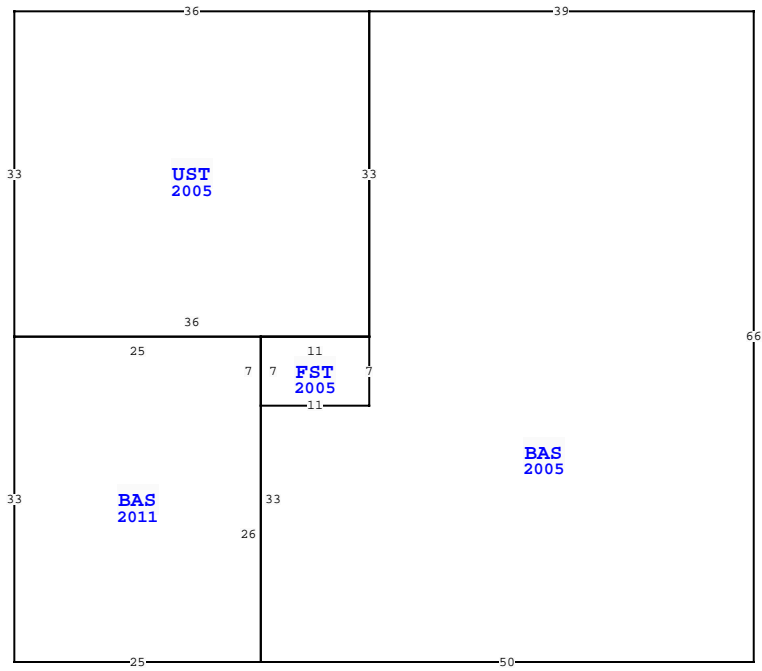




| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|------------------|------|
| ELEMENT | CD | | |
| Exterior Wall | 16 | WD FR STUC | 70 |
| Exterior Wall | 25 | MOD METAL | 30 |
| Roof Structure | 10 | STEEL FRME | 100 |
| Roof Cover | 12 | MODULAR MT | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floor | 14 | CARPET | 60 |
| Interior Floor | 11 | CLAY TILE | 40 |
| Ceiling | 01 | FIN.SUSPD | 100 |
| Air Condition | 03 | CENTRAL | 100 |
| Heating Type | 04 | AIR DUCTED | 100 |
| Fixtures | | 7 100 | |
| Frame | 05 | STEEL | 100 |
| Story Height | | 14 100 | |
| RMS | | 15 100 | |
| Stories | 1. | 1. 100 | |
| Units | | 0 100 | |
| BUD8 Adjustme | 04 | DIST 01 | 100 |
| Occupancy | 00 | NONE | 100 |
| Quality | 03 | Quality Level | 03 |
| DOR CODE | 1700 | OFFICE BUILDINGS | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4002.00 | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 2,937 | 100 | 2005 |
| BAS | 825 | 100 | 2011 |
| FST | 77 | 50 | 2005 |
| UST | 1,188 | 40 | 2005 |
| TOTALS | 5,027 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | | |
|------------------------------|-----------------|-----------|-------------|----------------|----------------|-----|-----|------|------|----|------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | AP | NORM | % COND |
| 1 | OFFICE - 0% - 0 | | | | | | | | | | | |
| Heated Area: 3762 HX Base Yr | | | | | | | | | | | | |



| NASSAU COUNTY PROPERTY | | PAGE 1 of 2 | 4 |
|---------------------------|--|-------------|----------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | | STANDARD |
| Tax Group: 4 | | Tax Dist: | |
| BUILDING MARKET VALUE | | | 395,918 |
| TOTAL MARKET OB/XF VALUE | | | 21,382 |
| TOTAL LAND VALUE - MARKET | | | 406,854 |
| TOTAL MARKET VALUE | | | 824,154 |
| SOH/AGL Deduction | | | 57,418 |
| ASSESSED VALUE | | | 766,736 |
| TOTAL EXEMPTION VALUE | | | 0 |
| BASE TAXABLE VALUE | | | 766,736 |
| TOTAL JUST VALUE | | | 824,154 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 798,406 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|--------|------------|
| B1124767 | CO ISSUED | 0 | 06/22/2011 |
| B24767 | REMODEL | 2,480 | 06/01/2011 |
| M16250 | H/AC | 0 | 06/01/2011 |
| B0514632 | ADDITION | 0 | 03/15/2006 |
| C0515307 | CO ISSUED | 40,000 | 05/01/2005 |
| M0509814 | H/AC | 0 | 05/01/2005 |

| SALES DATA | | | | | | |
|----------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1734/0884 | 4/14/2011 | WD | Q | I | 02 | 495,000 |
| GRANTOR: EVERBANK | | | | | | |
| GRANTEE: JAT PARTNERS LLLP | | | | | | |
| 1712/0441 | 11/30/2010 | CT | U | I | 18 | 415,100 |
| GRANTOR: CLERK OF COURT | | | | | | |
| GRANTEE: EVERBANK | | | | | | |

| EXTRA FEATURES | | | | | |
|----------------|------------|-------------|---------|------|-----------|
| L N | OB/XF CODE | DESCRIPTION | BLD CAP | L W | UNITS |
| 1 | 0803 | ASPHALT C | 0 0 | 0 0 | 12,614.00 |
| 2 | 0812 | CONCRETE C | 0 0 | 0 0 | 1,081.00 |
| 3 | 0402 | CONC BUMPE | 0 0 | 0 0 | 18.00 |
| 4 | 0097 | AWNING CN | 0 0 | 70 0 | 62.00 |
| 5 | 0443 | STK FNC 6' | 0 0 | 0 0 | 28.00 |
| 6 | 6001 | ROLLUP DR | 0 0 | 0 0 | 1.00 |
| 7 | 0978 | SECURTY LT | 0 0 | 0 0 | 1.00 |
| 8 | 0810 | CONCRETE A | 0 0 | 19 8 | 152.00 |
| 9 | 0819 | CONC 12" | 0 0 | 4 4 | 16.00 |
| 10 | 1130 | REINFR 6 | 0 0 | 8 8 | 64.00 |

| TOTAL OB/XF | | | | | | | | | | | | |
|--------------------|------------|-------------|---------|------|-----------|----|--------|----------------|-----------|---------|-------------|---|
| L N | OB/XF CODE | DESCRIPTION | BLD CAP | L W | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q |
| 1 | 0803 | ASPHALT C | 0 0 | 0 0 | 12,614.00 | SF | 2.00 | 2.00 | 100 | 2005 | 2005 | 3 |
| 2 | 0812 | CONCRETE C | 0 0 | 0 0 | 1,081.00 | SF | 4.00 | 4.00 | 100 | 2005 | 2005 | 3 |
| 3 | 0402 | CONC BUMPE | 0 0 | 0 0 | 18.00 | UT | 25.00 | 25.00 | 100 | 2005 | 2005 | 3 |
| 4 | 0097 | AWNING CN | 0 0 | 70 0 | 62.00 | SF | 65.00 | 65.00 | 100 | 2006 | 2006 | 3 |
| 5 | 0443 | STK FNC 6' | 0 0 | 0 0 | 28.00 | LF | 10.00 | 10.00 | 100 | 2006 | 2006 | 3 |
| 6 | 6001 | ROLLUP DR | 0 0 | 0 0 | 1.00 | UT | 400.00 | 400.00 | 100 | 2005 | 2005 | 3 |
| 7 | 0978 | SECURTY LT | 0 0 | 0 0 | 1.00 | UT | 450.00 | 450.00 | 100 | 2005 | 2005 | 3 |
| 8 | 0810 | CONCRETE A | 0 0 | 19 8 | 152.00 | SF | 6.50 | 6.50 | 100 | 2011 | 2011 | 3 |
| 9 | 0819 | CONC 12" | 0 0 | 4 4 | 16.00 | SF | 9.50 | 9.50 | 100 | 2011 | 2011 | 3 |
| 10 | 1130 | REINFR 6 | 0 0 | 8 8 | 64.00 | SF | 5.75 | 5.75 | 100 | 2011 | 2011 | 3 |
| TOTAL OB/XF 21,104 | | | | | | | | | | | | |

| LAND DESCRIPTION | | | | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|-----------|-----|----------|
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH FACT |
| 1 | 001700 | C | 1STORY OFF | 0 | 0003 | CI | 0.00 | 0.00 | 29,061.00 | SF | | 1.00 |

| BUILDING NOTES | | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BUILDING DIMENSIONS | | | | | | | | | | | | |
| BAS=[YR=2005] W39 UST=[YR=2005] W36 S33 BAS=[YR=2011] S33 E25 N26 FST=[YR=2005] E11 N7 W11 S7\$ N7 W25\$ E36 N33 \$ S33 W11 S33 E50 N66\$. | | | | | | | | | | | | |

