

| ELEMENT                     |                  | CD          | CONSTRUCTION |              |                      |
|-----------------------------|------------------|-------------|--------------|--------------|----------------------|
| Floor                       |                  |             | 1            | 100          |                      |
| Location                    | END              | END         | 100          |              |                      |
| View                        | MARSH            | MARSH       | 100          |              |                      |
| Balcony                     | PRC/PAT/DK       | PRC/PAT/DK  | 100          |              |                      |
| Bedrooms                    |                  |             | 3            | 100          |                      |
| Bathrooms                   |                  |             | 2.5          | 100          |                      |
| Oth Rooms                   |                  |             | 6            | 100          |                      |
| Quality 03 Quality Level 03 |                  |             |              |              |                      |
| DOR CODE 0400 CONDOMINIUM   |                  |             |              |              |                      |
| MAP NUM MKT AREA 10         |                  |             |              |              |                      |
| NEIGHBORHOOD/LOC 10013.00   |                  |             |              |              |                      |
| AREA TYPE                   | TOTAL GROSS AREA | PCT OF BASE | YEAR         | TOT ADJ AREA | SUBAREA MARKET VALUE |
| TOTALS                      | 2,430            |             |              | 2,430        |                      |

| MARKET ADJUSTMENTS  |       |           |             |                |                |      |      |      |      |      |        |          |  |          |  |         |  |           |  |          |  |         |  |
|---|-------|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|----------|--|----------|--|---------|--|-----------|--|----------|--|---------|--|
| TYPE  | MDL   | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |          |  |          |  |         |  |           |  |          |  |         |  |
| 83  | 31000 | 2,430     |             |                |                | 2020 | 2020 | 100  | 100  | 0    |        |          |  |          |  |         |  |           |  |          |  |         |  |
| 1 CONDO - 100% - 2022   |       |           |             |                |                |      |      |      |      |      |        |          |  |          |  |         |  |           |  |          |  |         |  |
| HX Base Yr 2022   |       |           |             |                |                |      |      |      |      |      |        |          |  |          |  |         |  |           |  |          |  |         |  |
| 3103 SEA MARSH RD, FERNANDINA BEACH   |       |           |             |                |                |      |      |      |      |      |        |          |  |          |  |         |  |           |  |          |  |         |  |
| <table border="1"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td></td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td></td> </tr> </table> |       |           |             |                |                |      |      |      |      |      |        | BLD DATE |  | LGL DATE |  | XF DATE |  | LAND DATE |  | INC DATE |  | AG DATE |  |
| BLD DATE  |       | LGL DATE  |             |                |                |      |      |      |      |      |        |          |  |          |  |         |  |           |  |          |  |         |  |
| XF DATE   |       | LAND DATE |             |                |                |      |      |      |      |      |        |          |  |          |  |         |  |           |  |          |  |         |  |
| INC DATE  |       | AG DATE   |             |                |                |      |      |      |      |      |        |          |  |          |  |         |  |           |  |          |  |         |  |

| NASSAU COUNTY PROPERTY            |                   |           |            | PAGE 1 of 1  | 5          |
|-----------------------------------|-------------------|-----------|------------|--------------|------------|
| VALUATION SUMMARY                 |                   |           |            |              |            |
| VALUATION BY                      |                   |           |            | STANDARD     |            |
| Tax Group: 5                      |                   | Tax Dist: |            |              |            |
| BUILDING MARKET VALUE             |                   |           |            | 1,074,000    |            |
| TOTAL MARKET OB/XF VALUE          |                   |           |            | 0            |            |
| TOTAL LAND VALUE - MARKET         |                   |           |            | 0            |            |
| TOTAL MARKET VALUE                |                   |           |            | 1,074,000    |            |
| SOH/AGL Deduction                 |                   |           |            | 307,650      |            |
| ASSESSED VALUE                    |                   |           |            | 766,350      |            |
| TOTAL EXEMPTION VALUE             |                   |           |            | HX HB 50,722 |            |
| BASE TAXABLE VALUE                |                   |           |            | 715,628      |            |
| TOTAL JUST VALUE                  |                   |           |            | 1,074,000    |            |
| NCON VALUE                        |                   |           |            | 0            |            |
| INCOME VALUE                      |                   |           |            |              |            |
| PREVIOUS YEAR MKT VALUE           |                   |           |            | 1,063,000    |            |
| PERMIT NUM DESCRIPTION AMT ISSUED |                   |           |            |              |            |
| 18008802                          | DEMO & NEW CONSTR | 282,048   | 12/19/2018 |              |            |
| SALES DATA                        |                   |           |            |              |            |
| OFF RECORD Number                 | DATE              | TYPE INST | Q / V / I  | RSN CD       | SALE PRICE |
| 2688/1492                         | 1/08/2024         | QC U      | I          | 11           | 100        |
| GRANTOR: LITAK MICHAEL J          |                   |           |            |              |            |
| GRANTEE: LITAK MICHAEL J          |                   |           |            |              |            |
| 2183/0127                         | 3/12/2018         | WD U      | I          | 37           | 225,000    |
| GRANTOR: HECKMAN CARL & CYNTHI    |                   |           |            |              |            |
| GRANTEE: LITAK MICHAEL J & D      |                   |           |            |              |            |
| BUILDING NOTES                    |                   |           |            |              |            |
| BUILDING DIMENSIONS               |                   |           |            |              |            |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |     | TOTAL OB/XF |        |         |            |                |            |                             |      |         |      |     |    | 0      |  |  |  |  |  |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|-------------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|--|--|--|--|--|
| 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 |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |           |     |             |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |