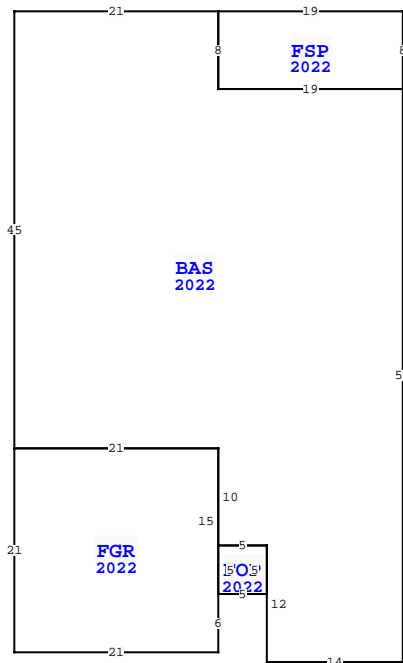


| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 31 | HARDIE BRD 100 |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 11 | CLAY TILE 60   |
| Interior Floor           | 14 | CARPET 40      |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 3 100          |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 1. | 1. 100         |
| Units                    |    | 0 100          |
| Occupancy                | 00 | NONE 100       |

| MARKET ADJUSTMENTS                                    |     |           |             |                |                |      |      |      |      |      |        |       |  |  |
|---|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|-------|--|--|
| TYPE  | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |       |  |  |
| 0100  | 01  | 2,318     | 116.4240    | 116.42         | 269,862        | 2022 | 2022 | 0    | 0    | 0    | 0.50   | 99.50 |  |  |
| 1 SINGLE FAM - 0% - 2023 Heated Area: 2006 HX Base Yr |     |           |             |                |                |      |      |      |      |      |        |       |  |  |



|                  |                  |                  |      |              |                      |
|------------------|------------------|------------------|------|--------------|----------------------|
| Quality          | 03               | Quality Level 03 |      |              |                      |
| DOR CODE         | 0100             | SINGLE FAMILY    |      |              |                      |
| MAP NUM          |                  | MKT AREA 05      |      |              |                      |
| NEIGHBORHOOD/LOC | 5020.00          |                  |      |              |                      |
| AREA TYPE        | TOTAL GROSS AREA | PCT OF BASE      | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS              | 2,006            | 100              | 2022 | 2,006        | 232,371              |
| FGR              | 441              | 55               | 2022 | 243          | 28,149               |
| FOP              | 25               | 30               | 2022 | 8            | 926                  |
| FSP              | 152              | 40               | 2022 | 61           | 7,066                |
| TOTALS           | 2,624            |                  |      | 2,318        | 268,513              |

| NASSAU COUNTY PROPERTY    |           |  | PAGE 1 of 1 | 4        |
|---------------------------|-----------|--|-------------|----------|
| VALUATION SUMMARY         |           |  |             |          |
| VALUATION BY              |           |  |             | STANDARD |
| Tax Group: 4              | Tax Dist: |  |             |          |
| BUILDING MARKET VALUE     |           |  |             | 268,513  |
| TOTAL MARKET OB/XF VALUE  |           |  |             | 5,881    |
| TOTAL LAND VALUE - MARKET |           |  |             | 60,000   |
| TOTAL MARKET VALUE        |           |  |             | 334,394  |
| SOH/AGL Deduction         |           |  |             | 0        |
| ASSESSED VALUE            |           |  |             | 334,394  |
| TOTAL EXEMPTION VALUE     |           |  |             | 0        |
| BASE TAXABLE VALUE        |           |  |             | 334,394  |
| TOTAL JUST VALUE          |           |  |             | 334,394  |
| NCON VALUE                |           |  |             | 0        |
| INCOME VALUE              |           |  |             |          |
| PREVIOUS YEAR MKT VALUE   |           |  |             | 327,311  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 22003230   | CO ISSUED   | 0       | 11/30/2022 |
| 22003230   | NEW CONSTR  | 331,441 | 02/28/2022 |

| SALES DATA                     |            |           |       |       |        |            |
|--------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number              | DATE       | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2605/1785                      | 11/30/2022 | SW        | Q     | I     | 02     | 380,000    |
| GRANTOR: LENNAR HOMES LLC      |            |           |       |       |        |            |
| GRANTEE: MARKS KENNETH S & Y   |            |           |       |       |        |            |
| 2541/0731                      | 2/18/2022  | SW        | Q     | V     | 05     | 3,603,900  |
| GRANTOR: THREE RIVERS DEVELOPE |            |           |       |       |        |            |
| GRANTEE: LENNAR HOMES LLC      |            |           |       |       |        |            |

| EXTRA FEATURES |            |             |         |   |   |        |    |       |                |           |         |             |   |        |                 |       |
|----------------|------------|-------------|---------|---|---|--------|----|-------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 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              | 0855       | CONC PAVER  | 0       | 0 | 0 | 594.00 | SF | 10.00 | 10.00          | 100       | 2022    | 2022        | 3 | 99     | 5,881           |       |

|                          |  |  |  |  |  |  |  |  |  |          |  |           |            |
|--------------------------|--|--|--|--|--|--|--|--|--|----------|--|-----------|------------|
| 75449 PONDSIDE LN, YULEE |  |  |  |  |  |  |  |  |  | BLD DATE |  | LGL DATE  |            |
|                          |  |  |  |  |  |  |  |  |  | XF DATE  |  | LAND DATE | 04/03/2025 |
|                          |  |  |  |  |  |  |  |  |  | INC DATE |  | AG DATE   | MLU        |

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

| BUILDING DIMENSIONS   |  |  |  |  |
|---|--|--|--|--|
| FSP=[YR=2022] W19 BAS=[YR=2022] W21 S45 FGR=[YR=2022] S21 E21 N6 FOP=[YR=2022] E5 N5 W5 S5\$ N15 W21\$ E21 S10 E5 S12 E14 N59 W19 N8\$ S8 E19 N8\$. |  |  |  |  |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |        |             |           |     |          |        |         |            |                |            | TOTAL OB/XF                 |      |         |      |     |    |        |  |  |  |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|--------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|--|--|--|
| 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                | 000134   | C   | RES POND             | 0   |     | PUD      | 50.00 | 120.00 | 1.00        | LT        |     | 1.00     | 1.00   | 1.00    | 60,000.00  | 60,000.00      | 60,000     |                             |      |         |      |     |    |        |  |  |  |