

| 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 Floo            | 11 | CLAY TILE 100  |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 4 100          |
| Bathrooms                |    | 3 100          |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 1. | 1. 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 |  |
| 0100               | 01  | 3,097     | 112.2400    | 112.24         | 347,607        | 2024 | 2024 | 0    | 0    | 0.00 | 100.00 |  |

1 SINGLE FAM - 100% - 2025 Heated Area: 2660 HX Base Yr 2025

| 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              | 2,660            | 100              | 2024 | 2,660        | 298,558              |
| FGR              | 620              | 55               | 2024 | 341          | 38,274               |
| FOP              | 58               | 30               | 2024 | 17           | 1,908                |
| FSP              | 198              | 40               | 2024 | 79           | 8,867                |
| TOTALS           | 3,536            |                  |      | 3,097        | 347,607              |

| NASSAU COUNTY PROPERTY    |       |  | PAGE 1 of 1 | 4         |
|---------------------------|-------|--|-------------|-----------|
| VALUATION SUMMARY         |       |  |             |           |
| VALUATION BY              |       |  |             | STANDARD  |
| Tax Group: 4              |       |  |             | Tax Dist: |
| BUILDING MARKET VALUE     |       |  |             | 347,607   |
| TOTAL MARKET OB/XF VALUE  |       |  |             | 8,900     |
| TOTAL LAND VALUE - MARKET |       |  |             | 60,000    |
| TOTAL MARKET VALUE        |       |  |             | 416,507   |
| SOH/AGL Deduction         |       |  |             | 0         |
| ASSESSED VALUE            |       |  |             | 416,507   |
| TOTAL EXEMPTION VALUE     | HX HB |  |             | 50,722    |
| BASE TAXABLE VALUE        |       |  |             | 365,785   |
| TOTAL JUST VALUE          |       |  |             | 416,507   |
| NCON VALUE                |       |  |             | 356,507   |
| INCOME VALUE              |       |  |             |           |
| PREVIOUS YEAR MKT VALUE   |       |  |             | 65,000    |

| PERMIT NUM  | DESCRIPTION      | AMT     | ISSUED     |
|-------------|------------------|---------|------------|
| CO240003036 | PRIVATE PROVIDER | 494,628 | 03/15/2024 |
| B23-11658   | SFR              | 494,628 | 09/13/2023 |

| SALES DATA        |           |           |       |       |        |            |
|-------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE      | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2702/1540         | 3/28/2024 | SW        | Q     | I     | 01     | 476,800    |

GRANTOR: LENNAR HOMES LLC  
 GRANTEE: RUSSO MICHAEL J & S  
 2661/1530 8/16/2023 SW Q V 05 2,352,000  
 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       | 100 | 0 | 890.00 | SF | 10.00 | 10.00          | 100       | 2025    | 2024        |   | 100    | 8,900           |       |

|                              |          |  |           |                |
|------------------------------|----------|--|-----------|----------------|
| 75217 WEATHERSFORD PL, YULEE | BLD DATE |  | LGL DATE  |                |
|                              | XF DATE  |  | LAND DATE | 04/03/2025 MLU |
|                              | INC DATE |  | AG DATE   |                |

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

| BUILDING DIMENSIONS  |  |  |  |  |  |  |  |  |  |  |  |  |
|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2024;ORIG=70,30] W14 S11 W18 N11 W18 S50 E30 S13 E6 S7 E1 E13 N70 \$ |  |  |  |  |  |  |  |  |  |  |  |  |
| FGR=[YR=2024;ORIG=50,80] W30 S21 E20 N1 E9 E1 N7 N13 \$                      |  |  |  |  |  |  |  |  |  |  |  |  |
| FSP=[YR=2024;ORIG=56,30] W18 S11 E18 N11 \$                                  |  |  |  |  |  |  |  |  |  |  |  |  |
| FOP=[YR=2024;ORIG=56,93] W6 S7 W1 S2 E8 N2 W1 N7 \$                          |  |  |  |  |  |  |  |  |  |  |  |  |

| 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 | DPTH FACT | % COND      | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |  |
| 1                | 000135   | C   | RES NATURAL          | 100 |     | PUD      |       |       | 1.00        | LT        |     | 1.00      | 1.00        | 1.00    | 60,000.00  | 60,000.00      | 60,000     |                             |      |         |      |     |    |        |  |