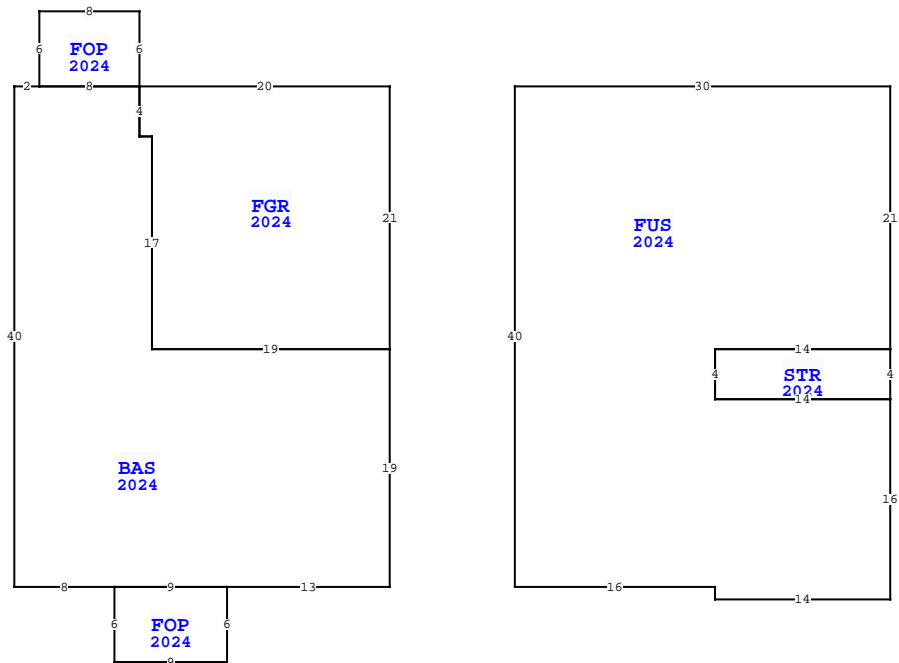


| BUILDING CHARACTERISTICS |                  | CONSTRUCTION     |      |
|--------------------------|------------------|------------------|------|
| ELEMENT                  | CD               |                  |      |
| Exterior Wall            | 31               | HARDIE BRD 100   |      |
| Roof Structur            | 03               | GABLE/HIP 100    |      |
| Roof Cover               | 03               | COMP SHNGL 100   |      |
| Interior Wall            | 05               | DRYWALL 100      |      |
| Interior Floo            | 14               | CARPET 60        |      |
| Interior Floo            | 11               | CLAY TILE 40     |      |
| Air Condition            | 03               | CENTRAL 100      |      |
| Heating Type             | 04               | AIR DUCTED 100   |      |
| Bedrooms                 |                  | 4 100            |      |
| Bathrooms                |                  | 2.5 100          |      |
| Frame                    | 02               | WOOD FRAME 100   |      |
| Stories                  | 2.               | 2. 100           |      |
| Units                    |                  | 0 100            |      |
| Quality                  | 04               | Quality Level 04 |      |
| DOR CODE                 | 0100             | SINGLE FAMILY    |      |
| MAP NUM                  |                  | MKT AREA         | 05   |
| NEIGHBORHOOD/LOC         | 5020.00          |                  |      |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE      | YEAR |
| BAS                      | 797              | 100              | 2024 |
| FGR                      | 403              | 55               | 2024 |
| FOP                      | 48               | 30               | 2024 |
| FOP                      | 54               | 30               | 2024 |
| FUS                      | 1,158            | 100              | 2024 |
| STR                      | 56               | 10               | 2024 |
| TOTALS                   | 2,516            |                  |      |

| MARKET ADJUSTMENTS |            |           |             |                   |                |      |            |      |      |      |        |
|--------------------|------------|-----------|-------------|-------------------|----------------|------|------------|------|------|------|--------|
| TYPE               | MDL        | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE    | REPL. COST NEW | AYB  | EYB        | ECON | FNCT | NORM | % COND |
| 1                  | SINGLE FAM | - 0%      | - 2024      |                   | 264,608        | 2023 | 2023       | 0    | 0    | 0.00 | 100.00 |
|                    |            |           |             | Heated Area: 1955 |                |      | HX Base Yr |      |      |      |        |



| NASSAU COUNTY PROPERTY    |           | PAGE 1 of 1 | 4        |
|---------------------------|-----------|-------------|----------|
| VALUATION SUMMARY         |           |             |          |
| VALUATION BY              |           |             | STANDARD |
| Tax Group: 4              | Tax Dist: |             |          |
| BUILDING MARKET VALUE     |           |             | 264,608  |
| TOTAL MARKET OB/XF VALUE  |           |             | 5,104    |
| TOTAL LAND VALUE - MARKET |           |             | 65,000   |
| TOTAL MARKET VALUE        |           |             | 334,712  |
| SOH/AGL Deduction         |           |             | 0        |
| ASSESSED VALUE            |           |             | 334,712  |
| TOTAL EXEMPTION VALUE     |           |             | 0        |
| BASE TAXABLE VALUE        |           |             | 334,712  |
| TOTAL JUST VALUE          |           |             | 334,712  |
| NCON VALUE                |           |             | 0        |
| INCOME VALUE              |           |             |          |
| PREVIOUS YEAR MKT VALUE   |           |             | 309,506  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 22004777   | CO ISSUED   | 0       | 03/01/2023 |
| B2208589   | NEW CONSTR  | 310,633 | 06/03/2022 |

| SALES DATA                     |           |           |       |       |        |            |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2630/0983                      | 3/31/2023 | WD        | Q     | I     | 01     | 320,000    |
| GRANTOR: DREAM FINDERS HOMES L |           |           |       |       |        |            |
| GRANTEE: GAGLIARDI DONNA MAR   |           |           |       |       |        |            |
| 2563/1043                      | 5/11/2022 | SW        | Q     | V     | 05     | 921,700    |
| GRANTOR: HDP TRIBUTARY LLC     |           |           |       |       |        |            |
| GRANTEE: DREAM FINERS HOMES    |           |           |       |       |        |            |

| 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              | 0812       | CONCRETE C  | 0       | 0   | 0     | 0  |       | 4.00           | 100       | 2024    | 2023        |   | 100    | 5,104           |       |

75458 BERRYHILL ALY, YULEE

|          |           |
|----------|-----------|
| BLD DATE | LGL DATE  |
| XF DATE  | LAND DATE |
| INC DATE | AG DATE   |

| BUILDING NOTES   |  |
|--|--|
| FUS=[YR=2024;ORIG=70,0] W30 S40 E16 S1 E14 N16 W14 N4 E14 N21 \$ |  |
| BAS=[YR=2024;ORIG=10,0] W8 W2 S40 E8 E9 E13 N19 W19 N17 W1 N4 \$ |  |
| FGR=[YR=2024;ORIG=30,0] W20 S4 E1 S17 E19 N21 \$                 |  |
| STR=[YR=2024;ORIG=70,21] W14 S4 E14 N4 \$                        |  |
| FOP=[YR=2024;ORIG=17,40] W9 S6 E9 N6 \$                          |  |
| FOP=[YR=2024;ORIG=2,0] E8 N6 W8 S6 \$                            |  |

| BUILDING DIMENSIONS  |  |
|--|--|
| FUS=[YR=2024;ORIG=70,0] W30 S40 E16 S1 E14 N16 W14 N4 E14 N21 \$ |  |
| BAS=[YR=2024;ORIG=10,0] W8 W2 S40 E8 E9 E13 N19 W19 N17 W1 N4 \$ |  |
| FGR=[YR=2024;ORIG=30,0] W20 S4 E1 S17 E19 N21 \$                 |  |
| STR=[YR=2024;ORIG=70,21] W14 S4 E14 N4 \$                        |  |
| FOP=[YR=2024;ORIG=17,40] W9 S6 E9 N6 \$                          |  |
| FOP=[YR=2024;ORIG=2,0] E8 N6 W8 S6 \$                            |  |

| 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                | 000100   | C   | RES                  | 0   |     | PUD      | 40.00 | 130.00 | 1.00        | LT        |     | 1.00        | 1.00   | 1.00    | 65,000.00  | 65,000.00      | 65,000     |                             |      |         |      |     |    |        |