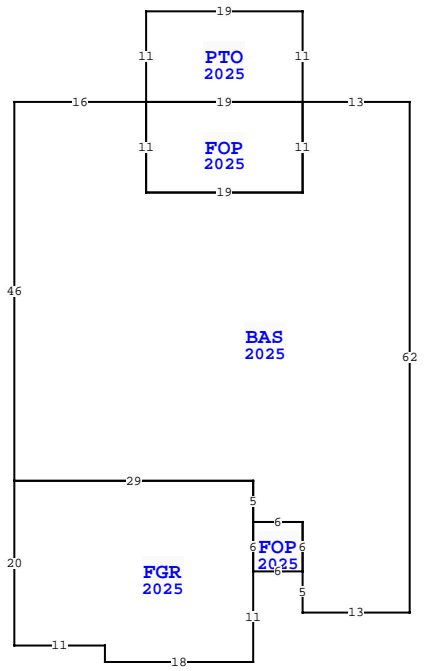


| ELEMENT          |                  | CD          | CONSTRUCTION  |              |                      |
|------------------|------------------|-------------|---------------|--------------|----------------------|
| Exterior Wall    | 31               |             | HARDIE BRD    | 100          |                      |
| Roof Structur    | 03               |             | GABLE/HIP     | 100          |                      |
| Roof Cover       | 03               |             | COMP SHNGL    | 100          |                      |
| Interior Wall    | 05               |             | DRYWALL       | 100          |                      |
| Interior Floor   | 11               |             | CLAY TILE     | 100          |                      |
| Interior Finish  | NEW              |             | N/A           | 0            |                      |
| Air Condition    | 03               |             | CENTRAL       | 100          |                      |
| Heating Type     | 04               |             | AIR DUCTED    | 100          |                      |
| Bedrooms         |                  |             | 4             | 100          |                      |
| Bathrooms        |                  |             | 3             | 100          |                      |
| Frame            | 02               |             | WOOD FRAME    | 100          |                      |
| Stories          |                  |             | 1.            | 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          | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS              | 2,237            | 100         | 2025          | 2,237        | 277,343              |
| FGR              | 616              | 55          | 2025          | 339          | 42,029               |
| FOP              | 36               | 30          | 2025          | 11           | 1,364                |
| FOP              | 209              | 30          | 2025          | 63           | 7,811                |
| PTO              | 209              | 5           | 2025          | 10           | 1,240                |
| TOTALS           | 3,307            |             |               | 2,660        | 329,787              |

| MARKET ADJUSTMENTS |            |           |             |                |                   |                 |     |      |      |      |        |
|--------------------|------------|-----------|-------------|----------------|-------------------|-----------------|-----|------|------|------|--------|
| TYPE               | MDL        | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW    | AYB             | EYB | ECON | FNCT | NORM | % COND |
| 1                  | SINGLE FAM | - 100%    | - 2025      |                |                   |                 |     |      |      |      |        |
|                    |            |           |             |                | Heated Area: 2237 |                 |     |      |      |      |        |
|                    |            |           |             |                |                   | HX Base Yr 2025 |     |      |      |      |        |



| NASSAU COUNTY PROPERTY    |           |          |             |
|---------------------------|-----------|----------|-------------|
| VALUATION SUMMARY         |           |          | PAGE 1 of 1 |
| VALUATION BY              |           | STANDARD |             |
| Tax Group: 4              | Tax Dist: |          |             |
| BUILDING MARKET VALUE     |           |          | 329,787     |
| TOTAL MARKET OB/XF VALUE  |           |          | 21,140      |
| TOTAL LAND VALUE - MARKET |           |          | 65,000      |
| TOTAL MARKET VALUE        |           |          | 415,927     |
| SOH/AGL Deduction         |           |          | 165,747     |
| ASSESSED VALUE            |           |          | 250,180     |
| TOTAL EXEMPTION VALUE     | HX HB     | 50,722   |             |
| BASE TAXABLE VALUE        |           |          | 199,458     |
| TOTAL JUST VALUE          |           |          | 415,927     |
| NCON VALUE                |           |          | 350,927     |
| INCOME VALUE              |           |          |             |
| PREVIOUS YEAR MKT VALUE   |           |          | 90,000      |

| PERMIT NUM  | DESCRIPTION       | AMT     | ISSUED     |
|-------------|-------------------|---------|------------|
| B240010464  | 5" SLAB, 12X12 FO | 25,000  | 09/11/2024 |
| CO240006991 | PRIVATE PROVIDER  | 416,506 | 06/12/2024 |
| 240006991   | CO                |         | 06/12/2024 |
| B240000674  | HTD 2226/ FGR 620 | 416,506 | 01/19/2024 |

| SALES DATA                     |            |           |     |     |        |            |
|--------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 2721/482                       | 6/24/2024  | SW        | Q   | I   | 01     | 451,000    |
| GRANTOR: LENNAR HOMES LLC      |            |           |     |     |        |            |
| GRANTEE: JACKSON JOINT REVOC   |            |           |     |     |        |            |
| 2675/1205                      | 10/20/2023 | SW        | Q   | V   | 05     | 3,219,000  |
| 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 PAVR   | 0   | 100 | 0  | 0  | 1,084.00 | SF | 10.00  | 10.00          | 100       | 2025    | 2024        |   | 100    | 10,840          |       |
| 2              | 0912       | SCRN RM G   | 0   | 100 | 19 | 11 | 209.00   | SF | 20.00  | 20.00          | 100       | 2025    | 2024        |   | 100    | 4,180           |       |
| 3              | 0462       | ST/AL FNC   | 0   | 100 | 0  | 0  | 552.00   | SF | 10.00  | 10.00          | 100       | 2025    | 2024        |   | 100    | 5,520           |       |
| 4              | 0463       | FENCE GATE  | 0   | 100 | 0  | 0  | 2.00     | UT | 300.00 | 300.00         | 100       | 2025    | 2024        |   | 100    | 600             |       |
| TOTALS         |            |             |     |     |    |    |          |    |        |                |           |         |             |   | 21,140 |                 |       |

| 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                | 000135   | C   | RES NATURAL          | 100 |     | PUD      |       |       | 1.00        | LT        |     | 1.00     | 1.00   | 1.00    | 65,000.00   | 65,000.00      | 65,000     |                             |      |         |      |     |    |        |