

| BUILDING CHARACTERISTICS |                  |                  |
|--------------------------|------------------|------------------|
| ELEMENT                  | CD               | CONSTRUCTION     |
| Exterior Wall            | 31               | HARDIE BRD 100   |
| Roof Structur            | 08               | IRREGULAR 100    |
| Roof Cover               | 03               | COMP SHNGL 100   |
| Interior Wall            | 05               | DRYWALL 100      |
| Interior Floor           | 13               | LVT/LAMMT 60     |
| Interior Floor           | 14               | CARPET 40        |
| Air Condition            | 03               | CENTRAL 100      |
| Heating Type             | 04               | AIR DUCTED 100   |
| Bedrooms                 |                  | 6 100            |
| Bathrooms                |                  | 4 100            |
| Frame                    | 02               | WOOD FRAME 100   |
| Stories                  | 2.               | 2. 100           |
| Units                    |                  | 0 100            |
| Occupancy                | 00               | NONE 100         |
| Quality                  | 03               | Quality Level 03 |
| DOR CODE                 | 0100             | SINGLE FAMILY    |
| MAP NUM                  |                  | MKT AREA 04      |
| NEIGHBORHOOD/LOC         |                  | 4085.0100        |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE      |
| BAS                      | 3,161            | 100              |
| FGR                      | 1,000            | 55               |
| FOP                      | 158              | 30               |
| FOP                      | 290              | 30               |
| FUS                      | 644              | 100              |
| STR                      | 88               | 10               |
| TOTALS                   | 5,341            |                  |

| MARKET ADJUSTMENTS |     |           |             |                |                |      |      |      |      |      |        |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
| 0900               | 01  | 4,498     | 97.8560     | 129.17         | 581,007        | 2020 | 2020 | 0    | 0    | 1.50 | 98.50  |

1 SNGL FAM - 100% - 2021 Heated Area: 3805 HX Base Yr 2021

| NASSAU COUNTY PROPERTY    |          | PAGE 1 of 1 | 4        |
|---------------------------|----------|-------------|----------|
| VALUATION SUMMARY         |          |             |          |
| VALUATION BY              |          |             | STANDARD |
| Tax Group: 4              |          | Tax Dist:   |          |
| BUILDING MARKET VALUE     |          |             | 572,292  |
| TOTAL MARKET OB/XF VALUE  |          |             | 82,859   |
| TOTAL LAND VALUE - MARKET |          |             | 75,000   |
| TOTAL MARKET VALUE        |          |             | 730,151  |
| SOH/AGL Deduction         |          |             | 209,645  |
| ASSESSED VALUE            |          |             | 529,506  |
| TOTAL EXEMPTION VALUE     | HX HB VX |             | 55,722   |
| BASE TAXABLE VALUE        |          |             | 473,784  |
| TOTAL JUST VALUE          |          |             | 730,151  |
| NCON VALUE                |          |             | 0        |
| INCOME VALUE              |          |             |          |
| PREVIOUS YEAR MKT VALUE   |          |             | 704,530  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 21003146   | POOL ENCL   | 16,200  | 03/16/2021 |
| 20012882   | SWIM POOL   | 71,623  | 12/22/2020 |
| 20010767   | CO ISSUED   | 0       | 11/05/2020 |
| 20003555   | NEW CONSTR  | 530,954 | 06/10/2020 |

| SALES DATA        |            |           |       |       |        |            |
|-------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE       | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2411/0689         | 11/19/2020 | SW        | Q     | I     | 01     | 554,300    |

GRANTOR: AVH NORTH FLORIDA LLC  
GRANTEE: SCHRAUDER NICHOLAS  
2246/1096 12/31/2018 SW U V 37 5,700,000  
GRANTOR: AW VENTURE I LLC ET A  
GRANTEE: AVH NORTH FLORIDA L

| 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 | 1,196.00 | UT | 10.00    | 10.00          | 100       | 2020    | 2020        | 3 | 98     | 11,721          |       |
| 2              | 0861       | POOL GUNIT  | 0       | 100 | 0 | 548.00   | SF | 85.00    | 85.00          | 100       | 2021    | 2021        | 3 | 93     | 43,319          |       |
| 3              | 0871       | POOL HTR R  | 0       | 100 | 0 | 1.00     | UT | 2,000.00 | 2,000.00       | 100       | 2021    | 2021        | 3 | 90     | 1,800           |       |
| 4              | 0911       | SCRN RM A   | 0       | 100 | 0 | 1,652.00 | SF | 17.50    | 17.50          | 100       | 2021    | 2021        | 3 | 90     | 26,019          |       |

| BUILDING NOTES           |  |  |  |
|--------------------------|--|--|--|
| BLD DATE                 |  |  |  |
| LGL DATE                 |  |  |  |
| LAND DATE 06/13/2023 MLU |  |  |  |
| AG DATE                  |  |  |  |

| BUILDING DIMENSIONS   |
|---|
| BAS=[YR=2020] W15 S7 FOP=[YR=2020] W29 S10 E29 N10\$ S10 W29 N17 W15 S34 FGR=[YR=2020] W9 S38 E10 S2 E20 N20 W9 N20 W12\$ E12 S20 E9 S18 E7 FOP=[YR=2020] S8 E20 N6 W1 N2 W19\$ E19 S2 E12 N74\$ PTR=E10 FUS=[YR=2020] S21 STR=[YR=2020] W4 S11 E8 N11 W4\$ E4 S14 E16 N35 W20\$W10 \$. |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|-----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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      | 0.00  | 0.00  | 1.00        | LT        |     | 1.00      | 1.00   | 1.00    | 75,000.00  | 75,000.00      | 75,000     |                             |      |         |      |     |    |        |