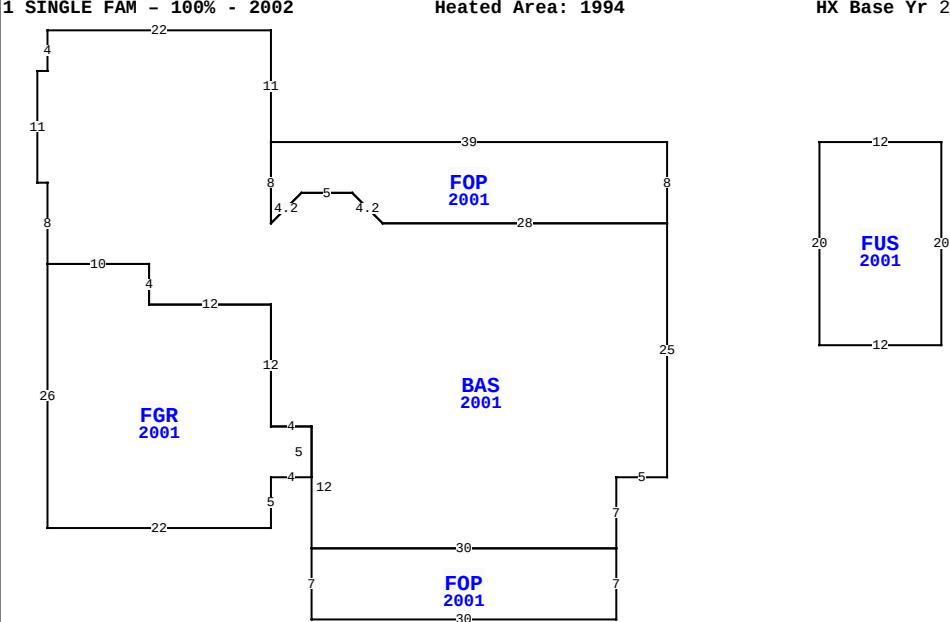


| BUILDING CHARACTERISTICS |                  |                |                  |                                                                                    |     |           |             |                |                | MARKET ADJUSTMENTS |      |      |      |                   |       |        |              |  |  | NASSAU COUNTY PROPERTY |    |  |  |                         |                      |       |    |       |                |           |         |             |   |          |                 |          |         |            |           |     |         |  |  |  |  |  |  |
|--------------------------|------------------|----------------|------------------|------------------------------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|--------------------|------|------|------|-------------------|-------|--------|--------------|--|--|------------------------|----|--|--|-------------------------|----------------------|-------|----|-------|----------------|-----------|---------|-------------|---|----------|-----------------|----------|---------|------------|-----------|-----|---------|--|--|--|--|--|--|
| ELEMENT                  | CD               | CONSTRUCTION   |                  | TYPE                                                                               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB                | EYB  | ECON | FNCT |                   | NORM  | % COND | PAGE 1 of 1  |  |  |                        |    |  |  |                         |                      |       |    |       |                |           |         |             |   |          |                 |          |         |            |           |     |         |  |  |  |  |  |  |
| Exterior Wall            | 20               | FACE BRICK 100 |                  | 0100                                                                               | 01  | 2,442     | 109.0740    | 109.07         | 266,349        | 2001               | 2001 | 0    | 0    | 0                 | 17.25 | 82.75  | VALUATION BY |  |  |                        |    |  |  |                         |                      |       |    |       |                |           |         |             |   |          |                 |          |         |            |           |     |         |  |  |  |  |  |  |
| Roof Structur            | 08               | IRREGULAR 100  |                  | 1 SINGLE FAM - 100% - 2002                                                         |     |           |             |                |                |                    |      |      |      | Heated Area: 1994 |       |        |              |  |  |                        |    |  |  | HX Base Yr 2002         |                      |       |    |       |                |           |         |             |   |          |                 |          |         |            |           |     |         |  |  |  |  |  |  |
| Roof Cover               | 03               | COMP SHNGL 100 |                  |  |     |           |             |                |                |                    |      |      |      |                   |       |        |              |  |  |                        |    |  |  |                         |                      |       |    |       |                |           |         |             |   |          |                 |          |         |            |           |     |         |  |  |  |  |  |  |
| Interior Wall            | 05               | DRYWALL 100    |                  |                                                                                    |     |           |             |                |                |                    |      |      |      |                   |       |        |              |  |  |                        |    |  |  |                         |                      |       |    |       |                |           |         |             |   |          |                 |          |         |            |           |     |         |  |  |  |  |  |  |
| Interior Floo            | 14               | CARPET 90      |                  |                                                                                    |     |           |             |                |                |                    |      |      |      |                   |       |        |              |  |  |                        |    |  |  |                         |                      |       |    |       |                |           |         |             |   |          |                 |          |         |            |           |     |         |  |  |  |  |  |  |
| Interior Floo            | 11               | CLAY TILE 10   |                  |                                                                                    |     |           |             |                |                |                    |      |      |      |                   |       |        |              |  |  |                        |    |  |  |                         |                      |       |    |       |                |           |         |             |   |          |                 |          |         |            |           |     |         |  |  |  |  |  |  |
| Air Condition            | 03               | CENTRAL 100    |                  |                                                                                    |     |           |             |                |                |                    |      |      |      |                   |       |        |              |  |  |                        |    |  |  |                         |                      |       |    |       |                |           |         |             |   |          |                 |          |         |            |           |     |         |  |  |  |  |  |  |
| Heating Type             | 04               | AIR DUCTED 100 |                  |                                                                                    |     |           |             |                |                |                    |      |      |      |                   |       |        |              |  |  |                        |    |  |  |                         |                      |       |    |       |                |           |         |             |   |          |                 |          |         |            |           |     |         |  |  |  |  |  |  |
| Bedrooms                 |                  | 3 100          |                  |                                                                                    |     |           |             |                |                |                    |      |      |      |                   |       |        |              |  |  |                        |    |  |  |                         |                      |       |    |       |                |           |         |             |   |          |                 |          |         |            |           |     |         |  |  |  |  |  |  |
| Bathrooms                |                  | 2 100          |                  |                                                                                    |     |           |             |                |                |                    |      |      |      |                   |       |        |              |  |  |                        |    |  |  |                         |                      |       |    |       |                |           |         |             |   |          |                 |          |         |            |           |     |         |  |  |  |  |  |  |
| Frame                    | 02               | WOOD FRAME 100 |                  |                                                                                    |     |           |             |                |                |                    |      |      |      |                   |       |        |              |  |  |                        |    |  |  |                         |                      |       |    |       |                |           |         |             |   |          |                 |          |         |            |           |     |         |  |  |  |  |  |  |
| Stories                  | 1.5              | 1.5 100        |                  |                                                                                    |     |           |             |                |                |                    |      |      |      |                   |       |        |              |  |  |                        |    |  |  |                         |                      |       |    |       |                |           |         |             |   |          |                 |          |         |            |           |     |         |  |  |  |  |  |  |
| Units                    | 0                | 0 100          |                  |                                                                                    |     |           |             |                |                |                    |      |      |      |                   |       |        |              |  |  |                        |    |  |  |                         |                      |       |    |       |                |           |         |             |   |          |                 |          |         |            |           |     |         |  |  |  |  |  |  |
| Occupancy                | 00               | NONE 100       |                  |                                                                                    |     |           |             |                |                |                    |      |      |      |                   |       |        |              |  |  |                        |    |  |  |                         |                      |       |    |       |                |           |         |             |   |          |                 |          |         |            |           |     |         |  |  |  |  |  |  |
| Quality                  |                  | 03             | Quality Level 03 |                                                                                    |     |           |             |                |                |                    |      |      |      |                   |       |        |              |  |  |                        |    |  |  |                         |                      |       |    |       |                |           |         |             |   |          |                 |          |         |            |           |     |         |  |  |  |  |  |  |
| DOR CODE                 |                  | 0100           | SINGLE FAMILY    |                                                                                    |     |           |             |                |                |                    |      |      |      |                   |       |        |              |  |  |                        |    |  |  |                         |                      |       |    |       |                |           |         |             |   |          |                 |          |         |            |           |     |         |  |  |  |  |  |  |
| MAP NUM                  |                  |                | MKT AREA         |                                                                                    |     |           |             |                |                |                    |      |      |      |                   |       |        |              |  |  |                        |    |  |  |                         |                      |       |    |       |                |           |         |             |   |          |                 |          |         |            |           |     |         |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC         |                  | 9001.00        |                  |                                                                                    |     |           |             |                |                |                    |      |      |      |                   |       |        |              |  |  |                        |    |  |  |                         |                      |       |    |       |                |           |         |             |   |          |                 |          |         |            |           |     |         |  |  |  |  |  |  |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE    | YEAR             |                                                                                    |     |           |             |                |                |                    |      |      |      |                   |       |        |              |  |  |                        |    |  |  | TOT ADJ AREA            | SUBAREA MARKET VALUE |       |    |       |                |           |         |             |   |          |                 |          |         |            |           |     |         |  |  |  |  |  |  |
| BAS                      | 1,754            | 100            | 2001             |                                                                                    |     |           |             |                |                |                    |      |      |      |                   |       |        |              |  |  |                        |    |  |  | 1,754                   | 158,308              |       |    |       |                |           |         |             |   |          |                 |          |         |            |           |     |         |  |  |  |  |  |  |
| FGR                      | 544              | 55             | 2001             |                                                                                    |     |           |             |                |                |                    |      |      |      |                   |       |        |              |  |  |                        |    |  |  | 299                     | 26,986               |       |    |       |                |           |         |             |   |          |                 |          |         |            |           |     |         |  |  |  |  |  |  |
| FOP                      | 210              | 30             | 2001             |                                                                                    |     |           |             |                |                |                    |      |      |      |                   |       |        |              |  |  |                        |    |  |  | 63                      | 5,686                |       |    |       |                |           |         |             |   |          |                 |          |         |            |           |     |         |  |  |  |  |  |  |
| FOP                      | 288              | 30             | 2001             |                                                                                    |     |           |             |                |                |                    |      |      |      |                   |       |        |              |  |  |                        |    |  |  | 86                      | 7,762                |       |    |       |                |           |         |             |   |          |                 |          |         |            |           |     |         |  |  |  |  |  |  |
| FUS                      | 240              | 100            | 2001             |                                                                                    |     |           |             |                |                |                    |      |      |      |                   |       |        |              |  |  |                        |    |  |  | 240                     | 21,661               |       |    |       |                |           |         |             |   |          |                 |          |         |            |           |     |         |  |  |  |  |  |  |
| TOTALS                   | 3,036            |                |                  |                                                                                    |     |           |             |                |                |                    |      |      |      |                   |       |        |              |  |  |                        |    |  |  | 2,442                   | 220,404              |       |    |       |                |           |         |             |   |          |                 |          |         |            |           |     |         |  |  |  |  |  |  |
| EXTRA FEATURES           |                  |                |                  |                                                                                    |     |           |             |                |                |                    |      |      |      |                   |       |        |              |  |  |                        |    |  |  | 3307 RIVER RD, HILLIARD |                      |       |    |       |                |           |         |             |   | BLD DATE |                 | LGL DATE |         | 05/07/2025 |           | MLU |         |  |  |  |  |  |  |
| 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    | XF DATE |            | LAND DATE |     | AG DATE |  |  |  |  |  |  |
| 1                        | 0812             | CONCRETE C     | 0                | 100                                                                                | 0   | 0         |             |                | 4.00           | 100                | 2001 | 2001 | 3    | 79                | 3,681 |        |              |  |  |                        |    |  |  |                         |                      |       |    |       |                |           |         |             |   |          |                 |          |         |            |           |     |         |  |  |  |  |  |  |
|                          |                  |                |                  |                                                                                    |     |           |             |                |                |                    |      |      |      |                   |       |        |              |  |  |                        |    |  |  |                         |                      |       |    |       |                |           |         |             |   |          |                 |          |         |            |           |     |         |  |  |  |  |  |  |
|                          |                  |                |                  |                                                                                    |     |           |             |                |                |                    |      |      |      |                   |       |        |              |  |  |                        |    |  |  |                         |                      |       |    |       |                |           |         |             |   |          |                 |          |         |            |           |     |         |  |  |  |  |  |  |
|                          |                  |                |                  |                                                                                    |     |           |             |                |                |                    |      |      |      |                   |       |        |              |  |  |                        |    |  |  |                         |                      |       |    |       |                |           |         |             |   |          |                 |          |         |            |           |     |         |  |  |  |  |  |  |
|                          |                  |                |                  |                                                                                    |     |           |             |                |                |                    |      |      |      |                   |       |        |              |  |  |                        |    |  |  |                         |                      |       |    |       |                |           |         |             |   |          |                 |          |         |            |           |     |         |  |  |  |  |  |  |
|                          |                  |                |                  |                                                                                    |     |           |             |                |                |                    |      |      |      |                   |       |        |              |  |  |                        |    |  |  |                         |                      |       |    |       |                |           |         |             |   |          |                 |          |         |            |           |     |         |  |  |  |  |  |  |
|                          |                  |                |                  |                                                                                    |     |           |             |                |                |                    |      |      |      |                   |       |        |              |  |  |                        |    |  |  |                         |                      |       |    |       |                |           |         |             |   |          |                 |          |         |            |           |     |         |  |  |  |  |  |  |
|                          |                  |                |                  |                                                                                    |     |           |             |                |                |                    |      |      |      |                   |       |        |              |  |  |                        |    |  |  |                         |                      |       |    |       |                |           |         |             |   |          |                 |          |         |            |           |     |         |  |  |  |  |  |  |
|                          |                  |                |                  |                                                                                    |     |           |             |                |                |                    |      |      |      |                   |       |        |              |  |  |                        |    |  |  |                         |                      |       |    |       |                |           |         |             |   |          |                 |          |         |            |           |     |         |  |  |  |  |  |  |
|                          |                  |                |                  |                                                                                    |     |           |             |                |                |                    |      |      |      |                   |       |        |              |  |  |                        |    |  |  |                         |                      |       |    |       |                |           |         |             |   |          |                 |          |         |            |           |     |         |  |  |  |  |  |  |
|                          |                  |                |                  |                                                                                    |     |           |             |                |                |                    |      |      |      |                   |       |        |              |  |  |                        |    |  |  |                         |                      |       |    |       |                |           |         |             |   |          |                 |          |         |            |           |     |         |  |  |  |  |  |  |
|                          |                  |                |                  |                                                                                    |     |           |             |                |                |                    |      |      |      |                   |       |        |              |  |  |                        |    |  |  |                         |                      |       |    |       |                |           |         |             |   |          |                 |          |         |            |           |     |         |  |  |  |  |  |  |
|                          |                  |                |                  |                                                                                    |     |           |             |                |                |                    |      |      |      |                   |       |        |              |  |  |                        |    |  |  |                         |                      |       |    |       |                |           |         |             |   |          |                 |          |         |            |           |     |         |  |  |  |  |  |  |
|                          |                  |                |                  |                                                                                    |     |           |             |                |                |                    |      |      |      |                   |       |        |              |  |  |                        |    |  |  |                         |                      |       |    |       |                |           |         |             |   |          |                 |          |         |            |           |     |         |  |  |  |  |  |  |
|                          |                  |                |                  |                                                                                    |     |           |             |                |                |                    |      |      |      |                   |       |        |              |  |  |                        |    |  |  |                         |                      |       |    |       |                |           |         |             |   |          |                 |          |         |            |           |     |         |  |  |  |  |  |  |
|                          |                  |                |                  |                                                                                    |     |           |             |                |                |                    |      |      |      |                   |       |        |              |  |  |                        |    |  |  |                         |                      |       |    |       |                |           |         |             |   |          |                 |          |         |            |           |     |         |  |  |  |  |  |  |
|                          |                  |                |                  |                                                                                    |     |           |             |                |                |                    |      |      |      |                   |       |        |              |  |  |                        |    |  |  |                         |                      |       |    |       |                |           |         |             |   |          |                 |          |         |            |           |     |         |  |  |  |  |  |  |
|                          |                  |                |                  |                                                                                    |     |           |             |                |                |                    |      |      |      |                   |       |        |              |  |  |                        |    |  |  |                         |                      |       |    |       |                |           |         |             |   |          |                 |          |         |            |           |     |         |  |  |  |  |  |  |
|                          |                  |                |                  |                                                                                    |     |           |             |                |                |                    |      |      |      |                   |       |        |              |  |  |                        |    |  |  |                         |                      |       |    |       |                |           |         |             |   |          |                 |          |         |            |           |     |         |  |  |  |  |  |  |
|                          |                  |                |                  |                                                                                    |     |           |             |                |                |                    |      |      |      |                   |       |        |              |  |  |                        |    |  |  |                         |                      |       |    |       |                |           |         |             |   |          |                 |          |         |            |           |     |         |  |  |  |  |  |  |
|                          |                  |                |                  |                                                                                    |     |           |             |                |                |                    |      |      |      |                   |       |        |              |  |  |                        |    |  |  |                         |                      |       |    |       |                |           |         |             |   |          |                 |          |         |            |           |     |         |  |  |  |  |  |  |
|                          |                  |                |                  |                                                                                    |     |           |             |                |                |                    |      |      |      |                   |       |        |              |  |  |                        |    |  |  |                         |                      |       |    |       |                |           |         |             |   |          |                 |          |         |            |           |     |         |  |  |  |  |  |  |
|                          |                  |                |                  |                                                                                    |     |           |             |                |                |                    |      |      |      |                   |       |        |              |  |  |                        |    |  |  |                         |                      |       |    |       |                |           |         |             |   |          |                 |          |         |            |           |     |         |  |  |  |  |  |  |
|                          |                  |                |                  |                                                                                    |     |           |             |                |                |                    |      |      |      |                   |       |        |              |  |  |                        |    |  |  |                         |                      |       |    |       |                |           |         |             |   |          |                 |          |         |            |           |     |         |  |  |  |  |  |  |
|                          |                  |                |                  |                                                                                    |     |           |             |                |                |                    |      |      |      |                   |       |        |              |  |  |                        |    |  |  |                         |                      |       |    |       |                |           |         |             |   |          |                 |          |         |            |           |     |         |  |  |  |  |  |  |
|                          |                  |                |                  |                                                                                    |     |           |             |                |                |                    |      |      |      |                   |       |        |              |  |  |                        |    |  |  |                         |                      |       |    |       |                |           |         |             |   |          |                 |          |         |            |           |     |         |  |  |  |  |  |  |
|                          |                  |                |                  |                                                                                    |     |           |             |                |                |                    |      |      |      |                   |       |        |              |  |  |                        |    |  |  |                         |                      |       |    |       |                |           |         |             |   |          |                 |          |         |            |           |     |         |  |  |  |  |  |  |
|                          |                  |                |                  |                                                                                    |     |           |             |                |                |                    |      |      |      |                   |       |        |              |  |  |                        |    |  |  |                         |                      |       |    |       |                |           |         |             |   |          |                 |          |         |            |           |     |         |  |  |  |  |  |  |
|                          |                  |                |                  |                                                                                    |     |           |             |                |                |                    |      |      |      |                   |       |        |              |  |  |                        |    |  |  |                         |                      |       |    |       |                |           |         |             |   |          |                 |          |         |            |           |     |         |  |  |  |  |  |  |
|                          |                  |                |                  |                                                                                    |     |           |             |                |                |                    |      |      |      |                   |       |        |              |  |  |                        |    |  |  |                         |                      |       |    |       |                |           |         |             |   |          |                 |          |         |            |           |     |         |  |  |  |  |  |  |
|                          |                  |                |                  |                                                                                    |     |           |             |                |                |                    |      |      |      |                   |       |        |              |  |  |                        |    |  |  |                         |                      |       |    |       |                |           |         |             |   |          |                 |          |         |            |           |     |         |  |  |  |  |  |  |
|                          |                  |                |                  |                                                                                    |     |           |             |                |                |                    |      |      |      |                   |       |        |              |  |  |                        |    |  |  |                         |                      |       |    |       |                |           |         |             |   |          |                 |          |         |            |           |     |         |  |  |  |  |  |  |
|                          |                  |                |                  |                                                                                    |     |           |             |                |                |                    |      |      |      |                   |       |        |              |  |  |                        |    |  |  |                         |                      |       |    |       |                |           |         |             |   |          |                 |          |         |            |           |     |         |  |  |  |  |  |  |
|                          |                  |                |                  |                                                                                    |     |           |             |                |                |                    |      |      |      |                   |       |        |              |  |  |                        |    |  |  |                         |                      |       |    |       |                |           |         |             |   |          |                 |          |         |            |           |     |         |  |  |  |  |  |  |
|                          |                  |                |                  |                                                                                    |     |           |             |                |                |                    |      |      |      |                   |       |        |              |  |  |                        |    |  |  |                         |                      |       |    |       |                |           |         |             |   |          |                 |          |         |            |           |     |         |  |  |  |  |  |  |
|                          |                  |                |                  |                                                                                    |     |           |             |                |                |                    |      |      |      |                   |       |        |              |  |  |                        | </ |  |  |                         |                      |       |    |       |                |           |         |             |   |          |                 |          |         |            |           |     |         |  |  |  |  |  |  |