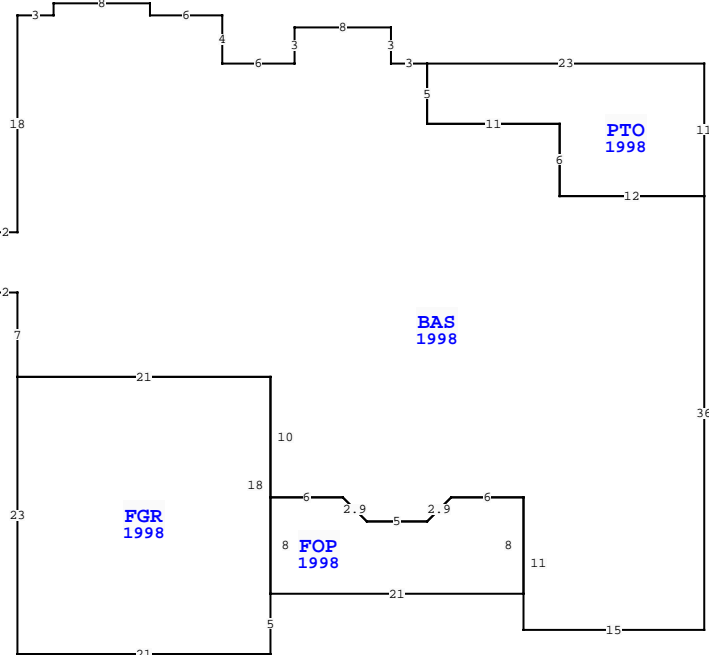




| BUILDING CHARACTERISTICS |                  | CONSTRUCTION  |      |
|--------------------------|------------------|---------------|------|
| ELEMENT                  | CD               |               |      |
| Exterior Wall            | 20               | FACE BRICK    | 100  |
| Roof Structur            | 03               | GABLE/HIP     | 100  |
| Roof Cover               | 03               | COMP SHNGL    | 100  |
| Interior Wall            | 05               | DRYWALL       | 100  |
| Interior Floo            | 14               | CARPET        | 70   |
| Interior Floo            | 11               | CLAY TILE     | 30   |
| Air Condition            | 03               | CENTRAL       | 100  |
| Heating Type             | 04               | AIR DUCTED    | 100  |
| Bedrooms                 |                  | 3             | 100  |
| Bathrooms                |                  | 2.5           | 100  |
| Frame                    | 02               | WOOD FRAME    | 100  |
| Stories                  | 1.               | 1.            | 100  |
| Units                    |                  | 0             | 100  |
| Occupancy                | 00               | NONE          | 100  |
| Quality                  | 01               | Quality Level | 01   |
| DOR CODE                 | 0100             | SINGLE FAMILY |      |
| MAP NUM                  |                  | MKT AREA      | 05   |
| NEIGHBORHOOD/LOC         |                  | 5001.00       |      |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE   | YEAR |
| BAS                      | 1,944            | 100           | 1998 |
| FGR                      | 483              | 55            | 1998 |
| FOP                      | 154              | 30            | 1998 |
| PTO                      | 187              | 5             | 1998 |
| TOTALS                   | 2,768            |               |      |

| MARKET ADJUSTMENTS   |     |           |             |                |                |      |      |      |      |       |        |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE   | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |
| 0900   | 01  | 2,265     | 100.4598    | 132.61         | 300,362        | 1998 | 1998 | 0    | 0    | 19.50 | 80.50  |
| 1 SNGL FAM - 100% - 2023 Heated Area: 1944 HX Base Yr 2023 |     |           |             |                |                |      |      |      |      |       |        |



| NASSAU COUNTY PROPERTY    |           | PAGE 1 of 1 | 4 |
|---------------------------|-----------|-------------|---|
| VALUATION SUMMARY         |           |             |   |
| VALUATION BY              |           | STANDARD    |   |
| Tax Group: 4              | Tax Dist: |             |   |
| BUILDING MARKET VALUE     |           | 241,791     |   |
| TOTAL MARKET OB/XF VALUE  |           | 17,809      |   |
| TOTAL LAND VALUE - MARKET |           | 87,500      |   |
| TOTAL MARKET VALUE        |           | 347,100     |   |
| SOH/AGL Deduction         |           | 331         |   |
| ASSESSED VALUE            |           | 346,769     |   |
| TOTAL EXEMPTION VALUE     | HX HB     | 50,722      |   |
| BASE TAXABLE VALUE        |           | 296,047     |   |
| TOTAL JUST VALUE          |           | 347,100     |   |
| NCON VALUE                |           | 0           |   |
| INCOME VALUE              |           |             |   |
| PREVIOUS YEAR MKT VALUE   |           | 336,996     |   |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| B974347    | NEW CONSTR  | 80,000 | 10/01/1997 |

| SALES DATA                     |           |           |       |       |        |            |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2786/1943                      | 5/07/2025 | WD        | Q     | I     | 01     | 466,000    |
| GRANTOR: WILLIAMS FRANKLIN JR  |           |           |       |       |        |            |
| GRANTEE: HILARIO CAROLINA      |           |           |       |       |        |            |
| 2594/1425                      | 9/19/2022 | SW        | Q     | I     | 01     | 410,000    |
| GRANTOR: CLASS INVESTMENTS COM |           |           |       |       |        |            |
| GRANTEE: WILLIAMS FRANKLIN L   |           |           |       |       |        |            |

| EXTRA FEATURES |            | 48077 MERIDIAN TRL, HILLIARD |         |
|----------------|------------|------------------------------|---------|
| L N            | OB/XF CODE | DESCRIPTION                  | BLD CAP |
| 1              | 0811       | CONCRETE B                   | 0 100   |
| 2              | 0811       | CONCRETE B                   | 0 100   |
| 3              | 0510       | GARAGE WD-                   | 0 100   |
| 4              | 0940       | SHEDS/PORT                   | 0 100   |
| 5              | 0811       | CONCRETE B                   | 0 100   |
| 6              | 0681       | POLE SHED                    | 0 100   |
| 7              | 0476       | VF 6 SBPL                    | 0 100   |
| 8              | 0810       | CONCRETE A                   | 0 100   |

| 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   | 0811       | CONCRETE B  | 0 100   | 22 | 28 | 616.00 | SF | 5.20  | 5.20           | 100       | 1997    | 1997        | 3 | 72     | 2,306           |       |
| 2   | 0811       | CONCRETE B  | 0 100   | 0  | 0  | 672.00 | SF | 5.20  | 5.20           | 100       | 1998    | 1998        | 3 | 73     | 2,551           |       |
| 3   | 0510       | GARAGE WD-  | 0 100   | 28 | 32 | 896.00 | SF | 35.00 | 35.00          | 100       | 1997    | 1997        | 3 | 24     | 7,526           |       |
| 4   | 0940       | SHEDS/PORT  | 0 100   | 8  | 22 | 176.00 | SF | 13.20 | 13.20          | 100       | 1980    | 1980        | 3 | 20     | 465             |       |
| 5   | 0811       | CONCRETE B  | 0 100   | 0  | 0  | 557.00 | SF | 5.20  | 5.20           | 100       | 1993    | 1993        | 3 | 64     | 1,854           |       |
| 6   | 0681       | POLE SHED   | 0 100   | 10 | 22 | 220.00 | SF | 15.00 | 15.00          | 100       | 1997    | 1997        | 3 | 24     | 792             |       |
| 7   | 0476       | VF 6 SBPL   | 0 100   | 0  | 0  | 36.00  | LF | 32.00 | 32.00          | 100       | 2000    | 2000        | 3 | 48     | 553             |       |
| 8   | 0810       | CONCRETE A  | 0 100   | 0  | 0  | 352.00 | SF | 6.50  | 6.50           | 100       | 2000    | 2000        | 3 | 77     | 1,762           |       |

| BLD DATE |          | LGL DATE   |         |
|----------|----------|------------|---------|
| XF DATE  | INC DATE | LAND DATE  | AG DATE |
|          |          | 05/09/2025 | MLU     |

| BUILDING NOTES  |  |
|---|--|
| BUILDING DIMENSIONS   |  |
| PTO=[YR=1998] W23 BAS=[YR=1998] W3 N3 W8 S3 W6 N4 W6 N1 W8 S1 W3 S18 W2 S5 E2 S7 FGR=[YR=1998] S23 E21 N5 FOP=[YR=1998] E21 N8 W6 D2 L2 W5 L2 U2 W6 S8 \$ N18 W21 \$ E21 S10 E6 D2 R2 E5 U2 R2 E6 S11 E15 N36 W12 N6 W11 N5 \$ S5 E11 S6 E12 N11 \$ . |  |

| LAND DESCRIPTION |          | TOTAL OB/XF 17,809 |                      |     |      |          |       |       |             |           |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |
|------------------|----------|--------------------|----------------------|-----|------|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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                  | 100 | 0005 | OR       | 0.00  | 0.00  | 2.50        | AC        |     | 1.00     | 1.00   | 1.00    | 35,000.00  | 35,000.00      | 87,500     |                             |      |         |      |     |    |        |