

| 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     | VALUATION SUMMARY           |      |                   |      |     |    |                           |  |  |  |           |  |  |  |                 |  |  |  |                 |  |  |  |                           |  |  |  |
|                          |                  |              |                      |              |                      |                                    |       |           |                |                |                |             |        |         |                 |                        |            | VALUATION BY                |      | STANDARD          |      |     |    |                           |  |  |  |           |  |  |  |                 |  |  |  |                 |  |  |  |                           |  |  |  |
|                          |                  |              |                      |              |                      |                                    |       |           |                |                |                |             |        |         |                 |                        |            | Tax Group: 2                |      | Tax Dist:         |      |     |    |                           |  |  |  |           |  |  |  |                 |  |  |  |                 |  |  |  |                           |  |  |  |
|                          |                  |              |                      |              |                      |                                    |       |           |                |                |                |             |        |         |                 |                        |            | BUILDING MARKET VALUE       |      | 0                 |      |     |    |                           |  |  |  |           |  |  |  |                 |  |  |  |                 |  |  |  |                           |  |  |  |
|                          |                  |              |                      |              |                      |                                    |       |           |                |                |                |             |        |         |                 |                        |            | TOTAL MARKET OB/XF VALUE    |      | 0                 |      |     |    |                           |  |  |  |           |  |  |  |                 |  |  |  |                 |  |  |  |                           |  |  |  |
|                          |                  |              |                      |              |                      |                                    |       |           |                |                |                |             |        |         |                 |                        |            | TOTAL LAND VALUE - MARKET   |      | 500,000           |      |     |    |                           |  |  |  |           |  |  |  |                 |  |  |  |                 |  |  |  |                           |  |  |  |
|                          |                  |              |                      |              |                      |                                    |       |           |                |                |                |             |        |         |                 |                        |            | TOTAL MARKET VALUE          |      | 500,000           |      |     |    |                           |  |  |  |           |  |  |  |                 |  |  |  |                 |  |  |  |                           |  |  |  |
|                          |                  |              |                      |              |                      |                                    |       |           |                |                |                |             |        |         |                 |                        |            | SOH/AGL Deduction           |      | 0                 |      |     |    |                           |  |  |  |           |  |  |  |                 |  |  |  |                 |  |  |  |                           |  |  |  |
|                          |                  |              |                      |              |                      |                                    |       |           |                |                |                |             |        |         |                 |                        |            | ASSESSED VALUE              |      | 500,000           |      |     |    |                           |  |  |  |           |  |  |  |                 |  |  |  |                 |  |  |  |                           |  |  |  |
|                          |                  |              |                      |              |                      |                                    |       |           |                |                |                |             |        |         |                 |                        |            | TOTAL EXEMPTION VALUE       |      | 0                 |      |     |    |                           |  |  |  |           |  |  |  |                 |  |  |  |                 |  |  |  |                           |  |  |  |
|                          |                  |              |                      |              |                      |                                    |       |           |                |                |                |             |        |         |                 |                        |            | BASE TAXABLE VALUE          |      | 500,000           |      |     |    |                           |  |  |  |           |  |  |  |                 |  |  |  |                 |  |  |  |                           |  |  |  |
|                          |                  |              |                      |              |                      |                                    |       |           |                |                |                |             |        |         |                 |                        |            | TOTAL JUST VALUE            |      | 500,000           |      |     |    |                           |  |  |  |           |  |  |  |                 |  |  |  |                 |  |  |  |                           |  |  |  |
|                          |                  |              |                      |              |                      |                                    |       |           |                |                |                |             |        |         |                 |                        |            | NCON VALUE                  |      | 0                 |      |     |    |                           |  |  |  |           |  |  |  |                 |  |  |  |                 |  |  |  |                           |  |  |  |
|                          |                  |              |                      |              |                      |                                    |       |           |                |                |                |             |        |         |                 |                        |            | INCOME VALUE                |      | 0                 |      |     |    |                           |  |  |  |           |  |  |  |                 |  |  |  |                 |  |  |  |                           |  |  |  |
|                          |                  |              |                      |              |                      |                                    |       |           |                |                |                |             |        |         |                 |                        |            | PREVIOUS YEAR MKT VALUE     |      | 500,000           |      |     |    |                           |  |  |  |           |  |  |  |                 |  |  |  |                 |  |  |  |                           |  |  |  |
| DOR CODE                 |                  |              |                      |              |                      | 0000                               |       |           |                |                |                | VACANT      |        |         |                 |                        |            |                             |      |                   |      |     |    |                           |  |  |  |           |  |  |  |                 |  |  |  |                 |  |  |  |                           |  |  |  |
| MAP NUM                  |                  |              |                      |              |                      |                                    |       |           |                |                |                | MKT AREA    |        |         |                 | 01                     |            |                             |      |                   |      |     |    |                           |  |  |  |           |  |  |  |                 |  |  |  |                 |  |  |  |                           |  |  |  |
| NEIGHBORHOOD/LOC         |                  |              |                      |              |                      | 2036.0100                          |       |           |                |                |                |             |        |         |                 |                        |            |                             |      |                   |      |     |    |                           |  |  |  |           |  |  |  |                 |  |  |  |                 |  |  |  |                           |  |  |  |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE  | YEAR                 | TOT ADJ AREA | SUBAREA MARKET VALUE |                                    |       |           |                |                |                |             |        |         |                 |                        |            |                             |      |                   |      |     |    |                           |  |  |  |           |  |  |  |                 |  |  |  |                 |  |  |  |                           |  |  |  |
|                          |                  |              |                      |              |                      |                                    |       |           |                |                |                |             |        |         |                 |                        |            |                             |      |                   |      |     |    |                           |  |  |  |           |  |  |  |                 |  |  |  |                 |  |  |  |                           |  |  |  |
| TOTALS                   |                  |              |                      |              |                      |                                    |       |           |                |                |                |             |        |         |                 |                        |            |                             |      |                   |      |     |    |                           |  |  |  |           |  |  |  |                 |  |  |  |                 |  |  |  |                           |  |  |  |
| EXTRA FEATURES           |                  |              |                      |              |                      | 60 BROADBENT WAY, FERNANDINA BEACH |       |           |                |                |                |             |        |         |                 |                        |            |                             |      |                   |      |     |    |                           |  |  |  |           |  |  |  |                 |  |  |  |                 |  |  |  |                           |  |  |  |
| 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                  |            |                             |      |                   |      |     |    |                           |  |  |  |           |  |  |  |                 |  |  |  |                 |  |  |  |                           |  |  |  |
|                          |                  |              |                      |              |                      |                                    |       |           |                |                |                |             |        |         |                 |                        |            |                             |      |                   |      |     |    |                           |  |  |  |           |  |  |  |                 |  |  |  |                 |  |  |  |                           |  |  |  |
| LAND DESCRIPTION         |                  |              |                      |              |                      |                                    |       |           |                | TOTAL OB/XF    |                |             |        |         |                 |                        |            |                             |      | 0                 |      |     |    |                           |  |  |  |           |  |  |  |                 |  |  |  |                 |  |  |  |                           |  |  |  |
| 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                        | 000116           | C            | RES MARSH            | 0            |                      | R-1                                | 0.00  | 0.00      | 1.00           | LT             |                | 1.00        | 1.00   | 1.00    | 500,000.00      | 500,000.00             | 500,000    |                             |      |                   |      |     |    |                           |  |  |  |           |  |  |  |                 |  |  |  |                 |  |  |  |                           |  |  |  |
|                          |                  |              |                      |              |                      |                                    |       |           |                |                |                |             |        |         |                 |                        |            |                             |      |                   |      |     |    |                           |  |  |  |           |  |  |  |                 |  |  |  |                 |  |  |  |                           |  |  |  |
|                          |                  |              |                      |              |                      |                                    |       |           |                |                |                |             |        |         |                 |                        |            |                             |      |                   |      |     |    |                           |  |  |  |           |  |  |  |                 |  |  |  |                 |  |  |  |                           |  |  |  |
|                          |                  |              |                      |              |                      |                                    |       |           |                |                |                |             |        |         |                 |                        |            |                             |      |                   |      |     |    |                           |  |  |  |           |  |  |  |                 |  |  |  |                 |  |  |  |                           |  |  |  |
| REVIEW DATE              |                  |              |                      |              |                      | 02/08/2024                         |       |           |                |                |                | BY          |        |         |                 | KBA                    |            |                             |      | Total Acres: 0.00 |      |     |    | Total Land Value: 500,000 |  |  |  | Market: 0 |  |  |  | Agricultural: 0 |  |  |  | Common: 500,000 |  |  |  | PRINTED 07/30/2025 BY SYS |  |  |  |

| PERMIT NUM | DESCRIPTION       | AMT       | ISSUED     |
|------------|-------------------|-----------|------------|
| 2024-0424  | SINGLE FAMILY RES | 1,491,328 | 09/13/2024 |
| 2024-0490  | CARRIAGE HOUSE -  | 450,000   | 09/13/2024 |

| SALES DATA        |           |           |     |     |        |            |
|-------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 2566/0416         | 5/25/2022 | WD Q      | V   | 01  |        | 525,000    |

GRANTOR: THE RANGE AT CRANE IS  
GRANTEE: TIUFEKCHIEV MICHAEL

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|                |  |  |  |  |  |  |  |  |  |

| BUILDING DIMENSIONS |  |  |  |  |  |  |  |  |  |
|---------------------|--|--|--|--|--|--|--|--|--|
|                     |  |  |  |  |  |  |  |  |  |