

IN OR 2424/1367  
ESMT PT OR 1249/853  
ESMT OR 1401/868

FIP MASTER FUNDING II LLC/  
2425 E CAMELBACK RD STE 700  
PHOENIX, AZ 85016

2025

25-2N-28-0000-0002-0870



| 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 2           |                   |            |                             |      |                 |      |     |    |        |                           |  |  |  |  |
| Exterior Wall                | 15               | CONC BLOCK 100 | 2603                  | 04               | 3,688                     | 77.8680              | 108.63         | 400,627        | 2006        | 2006           | 0         | 0         | 14.00       | 86.00   | VALUATION BY STANDARD |                   |            |                             |      |                 |      |     |    |        |                           |  |  |  |  |
| Roof Structur                | 04               | WOOD TRUSS 100 | 1 FULLCARWSH - 0% - 0 |                  |                           |                      |                |                |             |                |           |           |             |         |                       | Heated Area: 2590 |            |                             |      |                 |      |     |    |        |                           |  |  |  |  |
| Roof Cover                   | 12               | MODULAR MT 100 |                       |                  |                           |                      |                |                |             |                |           |           |             |         |                       | HX Base Yr        |            |                             |      |                 |      |     |    |        |                           |  |  |  |  |
| Interior Wall                | 01               | MINIMUM 100    |                       |                  |                           |                      |                |                |             |                |           |           |             |         |                       |                   |            |                             |      |                 |      |     |    |        |                           |  |  |  |  |
| Interior Floo                | 03               | CONC FINSH 100 |                       |                  |                           |                      |                |                |             |                |           |           |             |         |                       |                   |            |                             |      |                 |      |     |    |        |                           |  |  |  |  |
| Ceiling                      | 02               | F.NOT SUS 100  |                       |                  |                           |                      |                |                |             |                |           |           |             |         |                       |                   |            |                             |      |                 |      |     |    |        |                           |  |  |  |  |
| Air Condition                | 01               | NONE 100       |                       |                  |                           |                      |                |                |             |                |           |           |             |         |                       |                   |            |                             |      |                 |      |     |    |        |                           |  |  |  |  |
| Heating Type                 | 01               | NONE 100       |                       |                  |                           |                      |                |                |             |                |           |           |             |         |                       |                   |            |                             |      |                 |      |     |    |        |                           |  |  |  |  |
| Fixtures                     |                  | 2 100          |                       |                  |                           |                      |                |                |             |                |           |           |             |         |                       |                   |            |                             |      |                 |      |     |    |        |                           |  |  |  |  |
| Frame                        | 03               | MASONRY 100    |                       |                  |                           |                      |                |                |             |                |           |           |             |         |                       |                   |            |                             |      |                 |      |     |    |        |                           |  |  |  |  |
| Story Height                 |                  | 12 100         |                       |                  |                           |                      |                |                |             |                |           |           |             |         |                       |                   |            |                             |      |                 |      |     |    |        |                           |  |  |  |  |
| RMS                          |                  | 2 100          |                       |                  |                           |                      |                |                |             |                |           |           |             |         |                       |                   |            |                             |      |                 |      |     |    |        |                           |  |  |  |  |
| Stories                      | 1.               | 1. 100         |                       |                  |                           |                      |                |                |             |                |           |           |             |         |                       |                   |            |                             |      |                 |      |     |    |        |                           |  |  |  |  |
| Units                        |                  | 0 100          |                       |                  |                           |                      |                |                |             |                |           |           |             |         |                       |                   |            |                             |      |                 |      |     |    |        |                           |  |  |  |  |
| Occupancy                    | 00               | NONE 100       |                       |                  |                           |                      |                |                |             |                |           |           |             |         |                       |                   |            |                             |      |                 |      |     |    |        |                           |  |  |  |  |
| Quality                      |                  |                | 05                    | Quality Level 05 |                           |                      |                |                |             |                |           |           |             |         |                       |                   |            |                             |      |                 |      |     |    |        |                           |  |  |  |  |
| DOR CODE                     |                  |                | 2610 CAR WASH         |                  |                           |                      |                |                |             |                |           |           |             |         |                       |                   |            |                             |      |                 |      |     |    |        |                           |  |  |  |  |
| MAP NUM                      |                  |                | MKT AREA 04           |                  |                           |                      |                |                |             |                |           |           |             |         |                       |                   |            |                             |      |                 |      |     |    |        |                           |  |  |  |  |
| NEIGHBORHOOD/LOC             |                  |                | 4002.00               |                  |                           |                      |                |                |             |                |           |           |             |         |                       |                   |            |                             |      |                 |      |     |    |        |                           |  |  |  |  |
| AREA TYPE                    | TOTAL GROSS AREA | PCT OF BASE    | YEAR                  | TOT ADJ AREA     | SUBAREA MARKET VALUE      |                      |                |                |             |                |           |           |             |         |                       |                   |            |                             |      |                 |      |     |    |        |                           |  |  |  |  |
| BAS                          | 1,330            | 100            | 2006                  | 1,330            | 124,251                   |                      |                |                |             |                |           |           |             |         |                       |                   |            |                             |      |                 |      |     |    |        |                           |  |  |  |  |
| BAS                          | 1,260            | 100            | 2007                  | 1,260            | 117,712                   |                      |                |                |             |                |           |           |             |         |                       |                   |            |                             |      |                 |      |     |    |        |                           |  |  |  |  |
| CDN                          | 390              | 35             | 2016                  | 136              | 12,706                    |                      |                |                |             |                |           |           |             |         |                       |                   |            |                             |      |                 |      |     |    |        |                           |  |  |  |  |
| CDN                          | 2,750            | 35             | 2016                  | 962              | 89,872                    |                      |                |                |             |                |           |           |             |         |                       |                   |            |                             |      |                 |      |     |    |        |                           |  |  |  |  |
| TOTALS                       |                  |                | 5,730                 |                  | 3,688                     | 344,539              |                |                |             |                |           |           |             |         |                       |                   |            |                             |      |                 |      |     |    |        |                           |  |  |  |  |
| EXTRA FEATURES               |                  |                |                       |                  |                           | 463929 SR 200, YULEE |                |                |             |                |           |           |             |         |                       |                   |            |                             |      |                 |      |     |    |        |                           |  |  |  |  |
| 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                            | 0812             | CONCRETE C     | 0                     | 0                | 0                         | 0                    | 10,423.00      | SF             | 4.00        | 4.00           | 100       | 2006      | 2006        | 3       | 86                    | 35,855            |            |                             |      |                 |      |     |    |        |                           |  |  |  |  |
| 2                            | 0476             | VF 6 SBPL      | 0                     | 0                | 0                         | 0                    | 38.00          | LF             | 32.00       | 32.00          | 100       | 2006      | 2006        | 3       | 66                    | 803               |            |                             |      |                 |      |     |    |        |                           |  |  |  |  |
| 3                            | 0400             | CONC CURB      | 0                     | 0                | 0                         | 0                    | 12.00          | LF             | 15.00       | 15.00          | 100       | 2006      | 2006        | 3       | 89                    | 160               |            |                             |      |                 |      |     |    |        |                           |  |  |  |  |
| 4                            | 0812             | CONCRETE C     | 0                     | 0                | 0                         | 0                    | 6,050.00       | SF             | 4.00        | 4.00           | 100       | 2016      | 2016        | 3       | 95                    | 22,990            |            |                             |      |                 |      |     |    |        |                           |  |  |  |  |
| 5                            | 0351             | CARPORT MT     | 0                     | 0                | 24                        | 20                   | 480.00         | SF             | 10.00       | 10.00          | 100       | 2016      | 2016        | 3       | 70                    | 3,360             |            |                             |      |                 |      |     |    |        |                           |  |  |  |  |
| 6                            | 4950             | BOLLARD        | 0                     | 0                | 0                         | 0                    | 12.00          | UT             | 100.00      | 100.00         | 100       | 2016      | 2016        | 3       | 100                   | 1,200             |            |                             |      |                 |      |     |    |        |                           |  |  |  |  |
| 7                            | 0092             | AUTO GATE      | 0                     | 0                | 0                         | 0                    | 2.00           | UT             | 3,500.00    | 3,500.00       | 100       | 2016      | 2016        | 3       | 70                    | 4,900             |            |                             |      |                 |      |     |    |        |                           |  |  |  |  |
| 8                            | 0524             | PUMP ISLND     | 0                     | 0                | 0                         | 0                    | 202.00         | SF             | 4.50        | 4.50           | 100       | 2016      | 2016        | 3       | 99                    | 900               |            |                             |      |                 |      |     |    |        |                           |  |  |  |  |
| 9                            | 0978             | SECURTY LT     | 0                     | 0                | 0                         | 0                    | 7.00           | UT             | 450.00      | 450.00         | 100       | 2016      | 2016        | 3       | 89                    | 2,804             |            |                             |      |                 |      |     |    |        |                           |  |  |  |  |
| 10                           | 0402             | CONC BUMPE     | 0                     | 0                | 0                         | 0                    | 4.00           | UT             | 25.00       | 25.00          | 100       | 2006      | 2006        | 3       | 89                    | 89                |            |                             |      |                 |      |     |    |        |                           |  |  |  |  |
| LAND DESCRIPTION             |                  |                |                       |                  |                           | TOTAL OB/XF 73,061   |                |                |             |                |           |           |             |         |                       |                   |            |                             |      |                 |      |     |    |        |                           |  |  |  |  |
| L N                          | USE CODE         | CLS            | LAND USE DESCRIPTION  | CAP              | R D                       | LOC ZONE             | FRONT          | DEPTH          | TOT LND UTS | UNIT TYPE      | D T       | DPHT FACT | % COND      | TOT ADJ | UNIT PRICE            | ADJ UNIT PRICE    | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY         | DECL | FRZ | YR | CONSRV |                           |  |  |  |  |
| 1                            | 002500           | C              | SRVC SHOPS            | 0                | 0004                      | PUD                  | 0.00           | 0.00           | 35,014.00   | SF             |           | 1.00      | 1.00        | 1.00    | 16.00                 | 16.00             | 560,224    |                             |      |                 |      |     |    |        |                           |  |  |  |  |
| REVIEW DATE 04/25/2025 BY DC |                  |                |                       |                  |                           |                      |                |                |             |                |           |           |             |         |                       |                   |            |                             |      |                 |      |     |    |        |                           |  |  |  |  |
| Total Acres: 0.00            |                  |                |                       |                  | Total Land Value: 560,224 |                      |                |                |             | Market: 0      |           |           |             |         | Agricultural: 0       |                   |            |                             |      | Common: 560,224 |      |     |    |        | PRINTED 07/30/2025 BY SYS |  |  |  |  |

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