

| 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 | | |
| Floor | | 2 100 | | 0278300 | | 1,680 | | | | 2008 | 2008 | 100 | 100 | 0 | | | |
| Recreation | POOL | POOL 100 | | 1 CONDO - 0% - 0 | | | | | | | | | | HX Base Yr | | | |
| Location | INTERIOR | INTERIOR 100 | | | | | | | | | | | | | | | |
| View | WOODS | WOODS 100 | | | | | | | | | | | | | | | |
| Desirability | FLAT | FLAT 100 | | | | | | | | | | | | | | | |
| Balcony | FSP | FSP 100 | | | | | | | | | | | | | | | |
| Parking | B/I GARAGE | B/I GARAGE 100 | | | | | | | | | | | | | | | |
| Bedrooms | | 3 100 | | | | | | | | | | | | | | | |
| Bathrooms | | 2 100 | | | | | | | | | | | | | | | |
| Oth Rooms | | 2 100 | | | | | | | | | | | | | | | |
| Quality | | | 03 | Quality Level 03 | | | | | | | | | | | | | |
| DOR CODE | | | 0400 | CONDOMINIUM | | | | | | | | | | | | | |
| MAP NUM | | | | MKT AREA | | | | | | | | | | 04 | | | |
| NEIGHBORHOOD/LOC | | | 4076.00 | | | | | | | | | | | | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE | | | | | | | | | | | | |
| TOTALS | | | | | | 1,680 | | | | 1,680 | | | | | | | |

| VALUATION SUMMARY | | STANDARD |
|---------------------------|-----------|----------|
| VALUATION BY | | |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 260,000 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 0 |
| TOTAL MARKET VALUE | | 260,000 |
| SOH/AGL Deduction | | 30,136 |
| ASSESSED VALUE | | 229,864 |
| TOTAL EXEMPTION VALUE | | 0 |
| BASE TAXABLE VALUE | | 229,864 |
| TOTAL JUST VALUE | | 260,000 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 250,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|------------|
| B19002 | NEW CONSTR | 0 | 01/01/2006 |
| C19002 | CO ISSUED | 0 | 01/01/2006 |

| SALES DATA | | | | | | |
|--------------------------------|------------|-----------|-----------|--------|------------|--|
| OFF RECORD Number | DATE | TYPE INST | Q / V / I | RSN CD | SALE PRICE | |
| 1709/1322 | 10/29/2010 | WD Q | I | 01 | 121,900 | |
| GRANTOR: STONEY CREEK LLC | | | | | | |
| GRANTEE: SWINDLE AMY M & ROY | | | | | | |
| 1674/0112 | 4/19/2010 | WD U | I | 30 | 10,880,000 | |
| GRANTOR: COTTAGES AT STONEY CR | | | | | | |
| GRANTEE: STONEY CREEK LLC | | | | | | |

| EXTRA FEATURES | | | | | | | | | | | | | | | BLD DATE | | | LGL DATE | | | | | | | | | | | | | | |
|------------------------------------|------------|-------------|---------|---|---|-------|----|-------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|---------|-----------|---------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| 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 | | | | | | | | | | | | | |
| 96020 COTTAGE CT, FERNANDINA BEACH | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

| BUILDING NOTES |
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| BUILDING DIMENSIONS |
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| |

| LAND DESCRIPTION | | | | | | | | | | | | | | | TOTAL OB/XF | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|-----------|--------|---------|-------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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 |
| | | | | | | | | | | | | | | | | | | | | | | | | |