

| ELEMENT                     |                      | BUILDING CHARACTERISTICS |       |
|-----------------------------|----------------------|--------------------------|-------|
| ELEMENT                     | CD                   | CONSTRUCTION             |       |
| Floor                       |                      | 1 100                    |       |
| Recreation                  | POOL                 | POOL 100                 |       |
| Location                    | EXTERIOR             | EXTERIOR 100             |       |
| View                        | WOODS                | WOODS 100                |       |
| Desirability                | TOWNHOUSE            | TOWNHOUSE 100            |       |
| Balcony                     | FSP                  | FSP 100                  |       |
| Parking                     | B/I GARAGE           | B/I GARAGE 100           |       |
| Bedrooms                    |                      | 3 100                    |       |
| Bathrooms                   |                      | 2.5 100                  |       |
| 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                      | 1,631                |                          | 1,631 |

| MARKET ADJUSTMENTS |     |           |             |                |                |      |      |      |      |      |        |  |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|--|
| TYPE               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |  |
|                    |     | 0278300   |             | 1,631          |                | 2008 | 2008 | 100  | 100  | 0    |        |  |
| 1 CONDO - 0% - 0   |     |           |             |                |                |      |      |      |      |      |        |  |
| HX Base Yr         |     |           |             |                |                |      |      |      |      |      |        |  |

| NASSAU COUNTY PROPERTY   |            |             |                      | PAGE 1 of 1 | 4      |                                    |       |                |             |           |             |           |        |                 |            |                |            |                             |      |         |      |     |    |        |
|--|------------|-------------|----------------------|-------------|--------|------------------------------------|-------|----------------|-------------|-----------|-------------|-----------|--------|-----------------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| VALUATION SUMMARY  |            |             |                      |             |        |                                    |       |                |             |           |             |           |        |                 |            |                |            |                             |      |         |      |     |    |        |
| VALUATION BY   |            |             |                      | STANDARD    |        |                                    |       |                |             |           |             |           |        |                 |            |                |            |                             |      |         |      |     |    |        |
| Tax Group: 4   |            |             |                      | Tax Dist:   |        |                                    |       |                |             |           |             |           |        |                 |            |                |            |                             |      |         |      |     |    |        |
| BUILDING MARKET VALUE  |            |             |                      | 257,000     |        |                                    |       |                |             |           |             |           |        |                 |            |                |            |                             |      |         |      |     |    |        |
| TOTAL MARKET OB/XF VALUE   |            |             |                      | 0           |        |                                    |       |                |             |           |             |           |        |                 |            |                |            |                             |      |         |      |     |    |        |
| TOTAL LAND VALUE - MARKET  |            |             |                      | 0           |        |                                    |       |                |             |           |             |           |        |                 |            |                |            |                             |      |         |      |     |    |        |
| TOTAL MARKET VALUE   |            |             |                      | 257,000     |        |                                    |       |                |             |           |             |           |        |                 |            |                |            |                             |      |         |      |     |    |        |
| SOH/AGL Deduction  |            |             |                      | 30,065      |        |                                    |       |                |             |           |             |           |        |                 |            |                |            |                             |      |         |      |     |    |        |
| ASSESSED VALUE   |            |             |                      | 226,935     |        |                                    |       |                |             |           |             |           |        |                 |            |                |            |                             |      |         |      |     |    |        |
| TOTAL EXEMPTION VALUE  |            |             |                      | 0           |        |                                    |       |                |             |           |             |           |        |                 |            |                |            |                             |      |         |      |     |    |        |
| BASE TAXABLE VALUE   |            |             |                      | 226,935     |        |                                    |       |                |             |           |             |           |        |                 |            |                |            |                             |      |         |      |     |    |        |
| TOTAL JUST VALUE   |            |             |                      | 257,000     |        |                                    |       |                |             |           |             |           |        |                 |            |                |            |                             |      |         |      |     |    |        |
| NCON VALUE   |            |             |                      | 0           |        |                                    |       |                |             |           |             |           |        |                 |            |                |            |                             |      |         |      |     |    |        |
| INCOME VALUE   |            |             |                      |             |        |                                    |       |                |             |           |             |           |        |                 |            |                |            |                             |      |         |      |     |    |        |
| PREVIOUS YEAR MKT VALUE  |            |             |                      | 247,000     |        |                                    |       |                |             |           |             |           |        |                 |            |                |            |                             |      |         |      |     |    |        |
| PERMIT NUM DESCRIPTION AMT ISSUED  |            |             |                      |             |        |                                    |       |                |             |           |             |           |        |                 |            |                |            |                             |      |         |      |     |    |        |
| B19014   | NEW CONSTR | 0           | 01/01/2006           |             |        |                                    |       |                |             |           |             |           |        |                 |            |                |            |                             |      |         |      |     |    |        |
| C19014   | CO ISSUED  | 0           | 01/01/2006           |             |        |                                    |       |                |             |           |             |           |        |                 |            |                |            |                             |      |         |      |     |    |        |
| SALES DATA   |            |             |                      |             |        |                                    |       |                |             |           |             |           |        |                 |            |                |            |                             |      |         |      |     |    |        |
| OFF RECORD Number  | DATE       | TYPE INST   | Q / U                | V / I       | RSN CD | SALE PRICE                         |       |                |             |           |             |           |        |                 |            |                |            |                             |      |         |      |     |    |        |
| 2190/0598  | 4/16/2018  | WD          | Q                    | I           | 01     | 150,000                            |       |                |             |           |             |           |        |                 |            |                |            |                             |      |         |      |     |    |        |
| GRANTOR: SAYAH DEBORAH L & SID   |            |             |                      |             |        |                                    |       |                |             |           |             |           |        |                 |            |                |            |                             |      |         |      |     |    |        |
| GRANTEE: 96044 COTTAGE COURT   |            |             |                      |             |        |                                    |       |                |             |           |             |           |        |                 |            |                |            |                             |      |         |      |     |    |        |
| 1697/1847  | 8/24/2010  | WD          | Q                    | I           | 01     | 119,900                            |       |                |             |           |             |           |        |                 |            |                |            |                             |      |         |      |     |    |        |
| GRANTOR: STONEY CREEK LLC  |            |             |                      |             |        |                                    |       |                |             |           |             |           |        |                 |            |                |            |                             |      |         |      |     |    |        |
| GRANTEE: SAYAH DEBORAH L & S   |            |             |                      |             |        |                                    |       |                |             |           |             |           |        |                 |            |                |            |                             |      |         |      |     |    |        |
| BLD DATE   |            |             |                      |             |        |                                    |       |                |             |           |             |           |        |                 |            |                |            |                             |      |         |      |     |    |        |
| XF DATE  |            |             |                      |             |        |                                    |       |                |             |           |             |           |        |                 |            |                |            |                             |      |         |      |     |    |        |
| INC DATE   |            |             |                      |             |        |                                    |       |                |             |           |             |           |        |                 |            |                |            |                             |      |         |      |     |    |        |
| LGL DATE   |            |             |                      |             |        |                                    |       |                |             |           |             |           |        |                 |            |                |            |                             |      |         |      |     |    |        |
| LAND DATE  |            |             |                      |             |        |                                    |       |                |             |           |             |           |        |                 |            |                |            |                             |      |         |      |     |    |        |
| AG DATE  |            |             |                      |             |        |                                    |       |                |             |           |             |           |        |                 |            |                |            |                             |      |         |      |     |    |        |
| EXTRA FEATURES   |            |             |                      |             |        | 96044 COTTAGE CT, 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      |                |            |                             |      |         |      |     |    |        |
| TOTAL OB/XF 0  |            |             |                      |             |        |                                    |       |                |             |           |             |           |        |                 |            |                |            |                             |      |         |      |     |    |        |
| LAND DESCRIPTION   |            |             |                      |             |        |                                    |       |                |             |           |             |           |        |                 |            |                |            |                             |      |         |      |     |    |        |
| 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 |
| REVIEW DATE 01/14/2025 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS |            |             |                      |             |        |                                    |       |                |             |           |             |           |        |                 |            |                |            |                             |      |         |      |     |    |        |