

| 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 1  |                             |      |                        |      |            |    |                  |           |       |            |  |    |  |  |  |  |  |  |
| Exterior Wall            | 17               | CB STUCCO 100  |                      | 1402                                                                                                                                                                                                  | 04                   | 2,155                     | 85.6800     | 105.81         | 228,021        | 1977               | 1987    | 0           | 0      | 0                         | 50.50                   | 49.50          | VALUATION BY |                             |      |                        |      |            |    |                  |           |       |            |  |    |  |  |  |  |  |  |
| Roof Structure           | 09               | RIDGE FRME 100 |                      | 1 CONVESTORE - 0% - 0                                                                                                                                                                                 |                      |                           |             |                |                |                    |         |             |        | Heated Area: 2130         |                         |                |              |                             |      |                        |      |            |    | STANDARD         |           |       |            |  |    |  |  |  |  |  |  |
| Roof Cover               | 02               | ROLL COMP 100  |                      | <div><div>5</div><div>53</div><div>13</div><div>9</div><div>9</div><div>30</div><div>71</div><div>7</div><div>71</div><div>30</div></div> <div>BAS 2009</div> <div>BAS 1993</div> <div>PTO 2008</div> |                      |                           |             |                |                |                    |         |             |        | HX Base Yr                |                         |                |              |                             |      |                        |      |            |    | Tax Group: 1     |           |       |            |  |    |  |  |  |  |  |  |
| Interior Wall            | 01               | MINIMUM 100    |                      |                                                                                                                                                                                                       |                      |                           |             |                |                |                    |         |             |        | Tax Dist:                 |                         |                |              |                             |      |                        |      |            |    |                  |           |       |            |  |    |  |  |  |  |  |  |
| Interior Floor           | 07               | CORK/VTILE 100 |                      |                                                                                                                                                                                                       |                      |                           |             |                |                |                    |         |             |        | BUILDING MARKET VALUE     |                         |                |              |                             |      |                        |      |            |    |                  |           |       |            |  |    |  |  |  |  |  |  |
| Ceiling                  | 01               | FIN.SUSPD 100  |                      |                                                                                                                                                                                                       |                      |                           |             |                |                |                    |         |             |        | TOTAL MARKET OB/XF VALUE  |                         |                |              |                             |      |                        |      |            |    |                  |           |       |            |  |    |  |  |  |  |  |  |
| Air Condition            | 03               | CENTRAL 100    |                      |                                                                                                                                                                                                       |                      |                           |             |                |                |                    |         |             |        | TOTAL LAND VALUE - MARKET |                         |                |              |                             |      |                        |      |            |    |                  |           |       |            |  |    |  |  |  |  |  |  |
| Heating Type             | 04               | AIR DUCTED 100 |                      |                                                                                                                                                                                                       |                      |                           |             |                |                |                    |         |             |        | TOTAL MARKET VALUE        |                         |                |              |                             |      |                        |      |            |    |                  |           |       |            |  |    |  |  |  |  |  |  |
| Fixtures                 | 5                | 100            |                      |                                                                                                                                                                                                       |                      |                           |             |                |                |                    |         |             |        | SOH/AGL Deduction         |                         |                |              |                             |      |                        |      |            |    |                  |           |       |            |  |    |  |  |  |  |  |  |
| Frame                    | 03               | MASONRY 100    |                      |                                                                                                                                                                                                       |                      |                           |             |                |                |                    |         |             |        | ASSESSED VALUE            |                         |                |              |                             |      |                        |      |            |    |                  |           |       |            |  |    |  |  |  |  |  |  |
| Story Height             | 13               | 100            |                      |                                                                                                                                                                                                       |                      |                           |             |                |                |                    |         |             |        | TOTAL EXEMPTION VALUE     |                         |                |              |                             |      |                        |      |            |    |                  |           |       |            |  |    |  |  |  |  |  |  |
| RMS                      | 1                | 100            |                      |                                                                                                                                                                                                       |                      |                           |             |                |                |                    |         |             |        | BASE TAXABLE VALUE        |                         |                |              |                             |      |                        |      |            |    |                  |           |       |            |  |    |  |  |  |  |  |  |
| Stories                  | 1.               | 1. 100         |                      | PTO 2008                                                                                                                                                                                              |                      |                           |             |                |                |                    |         |             |        | BAS 1993                  |                         |                |              |                             |      |                        |      |            |    | TOTAL JUST VALUE |           |       |            |  |    |  |  |  |  |  |  |
| Units                    | 0                | 100            |                      |                                                                                                                                                                                                       |                      |                           |             |                |                |                    |         |             |        |                           |                         |                |              |                             |      |                        |      |            |    | NCON VALUE       |           |       |            |  |    |  |  |  |  |  |  |
| Occupancy                | 00               | NONE 100       |                      |                                                                                                                                                                                                       |                      |                           |             |                |                |                    |         |             |        |                           |                         |                |              |                             |      |                        |      |            |    | INCOME VALUE     |           |       |            |  |    |  |  |  |  |  |  |
| Quality                  |                  | 03             | Quality Level 03     |                                                                                                                                                                                                       |                      |                           |             |                |                |                    |         |             |        |                           | PREVIOUS YEAR MKT VALUE |                |              |                             |      |                        |      |            |    |                  |           |       |            |  |    |  |  |  |  |  |  |
| DOR CODE                 |                  | 1410           | CONVENIENCE STORES   |                                                                                                                                                                                                       |                      |                           |             |                |                |                    |         |             |        |                           |                         |                |              |                             |      |                        |      |            |    |                  |           |       |            |  |    |  |  |  |  |  |  |
| MAP NUM                  |                  |                | MKT AREA             |                                                                                                                                                                                                       | 07                   |                           |             |                |                |                    |         |             |        |                           |                         |                |              |                             |      |                        |      |            |    |                  |           |       |            |  |    |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC         |                  | 1290.100       |                      |                                                                                                                                                                                                       |                      |                           |             |                |                |                    |         |             |        |                           |                         |                |              |                             |      |                        |      |            |    |                  |           |       |            |  |    |  |  |  |  |  |  |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE    | YEAR                 | TOT ADJ AREA                                                                                                                                                                                          | SUBAREA MARKET VALUE |                           |             |                |                |                    |         |             |        |                           |                         |                |              |                             |      |                        |      |            |    |                  |           |       |            |  |    |  |  |  |  |  |  |
| BAS                      | 1,653            | 100            | 1993                 | 1,653                                                                                                                                                                                                 | 86,577               |                           |             |                |                |                    |         |             |        |                           |                         |                |              |                             |      |                        |      |            |    |                  |           |       |            |  |    |  |  |  |  |  |  |
| BAS                      | 477              | 100            | 2009                 | 477                                                                                                                                                                                                   | 24,983               |                           |             |                |                |                    |         |             |        |                           |                         |                |              |                             |      |                        |      |            |    |                  |           |       |            |  |    |  |  |  |  |  |  |
| PTO                      | 497              | 5              | 2008                 | 25                                                                                                                                                                                                    | 1,309                |                           |             |                |                |                    |         |             |        |                           |                         |                |              |                             |      |                        |      |            |    |                  |           |       |            |  |    |  |  |  |  |  |  |
| TOTALS                   |                  | 2,627          |                      |                                                                                                                                                                                                       | 2,155                | 112,870                   |             |                |                |                    |         |             |        |                           |                         |                |              |                             |      |                        |      |            |    |                  |           |       |            |  |    |  |  |  |  |  |  |
| EXTRA FEATURES           |                  |                |                      |                                                                                                                                                                                                       |                      | 542214 US HWY 1, CALLAHAN |             |                |                |                    |         |             |        |                           |                         |                |              |                             |      | BLD DATE               |      | 02/07/2020 |    | KKA              | LGL DATE  |       | 11/20/2024 |  | DC |  |  |  |  |  |  |
|                          |                  |                |                      |                                                                                                                                                                                                       |                      |                           |             |                |                |                    |         |             |        |                           |                         |                |              |                             |      | XF DATE                |      | 02/07/2020 |    | KKA              | LAND DATE |       |            |  |    |  |  |  |  |  |  |
|                          |                  |                |                      |                                                                                                                                                                                                       |                      |                           |             |                |                |                    |         |             |        |                           |                         |                |              |                             |      | INC 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          |              |                             |      |                        |      |            |    |                  |           |       |            |  |    |  |  |  |  |  |  |
| 1                        | 0803             | ASPHALT C      | 0                    | 0                                                                                                                                                                                                     | 0                    | 4,300.00                  | SF          | 1.50           | 1.50           | 100                | 1975    | 1975        | 3      | 50                        | 3,225                   |                |              |                             |      |                        |      |            |    |                  |           |       |            |  |    |  |  |  |  |  |  |
| 2                        | 0810             | CONCRETE A     | 0                    | 0                                                                                                                                                                                                     | 0                    | 426.00                    | SF          | 6.50           | 6.50           | 100                | 1977    | 1977        | 3      | 27                        | 748                     |                |              |                             |      |                        |      |            |    |                  |           |       |            |  |    |  |  |  |  |  |  |
| 3                        | 0463             | FENCE GATE     | 0                    | 0                                                                                                                                                                                                     | 0                    | 1.00                      | UT          | 300.00         | 300.00         | 100                | 1977    | 1977        | 3      | 20                        | 60                      |                |              |                             |      |                        |      |            |    |                  |           |       |            |  |    |  |  |  |  |  |  |
| 4                        | 0402             | CONC BUMPE     | 0                    | 0                                                                                                                                                                                                     | 0                    | 5.00                      | UT          | 25.00          | 25.00          | 100                | 1975    | 1975        | 3      | 34                        | 43                      |                |              |                             |      |                        |      |            |    |                  |           |       |            |  |    |  |  |  |  |  |  |
| 5                        | 0424             | CL FNC 6'      | 0                    | 0                                                                                                                                                                                                     | 0                    | 35.00                     | LF          | 20.00          | 20.00          | 100                | 1977    | 1977        | 3      | 20                        | 140                     |                |              |                             |      |                        |      |            |    |                  |           |       |            |  |    |  |  |  |  |  |  |
| 6                        | 0978             | SECURTY LT     | 0                    | 0                                                                                                                                                                                                     | 0                    | 3.00                      | UT          | 450.00         | 450.00         | 100                | 2008    | 2008        | 3      | 72                        | 972                     |                |              |                             |      |                        |      |            |    |                  |           |       |            |  |    |  |  |  |  |  |  |
| 7                        | 4950             | BOLLARD        | 0                    | 0                                                                                                                                                                                                     | 0                    | 16.00                     | UT          | 100.00         | 100.00         | 100                | 2008    | 2008        | 3      | 100                       | 1,600                   |                |              |                             |      |                        |      |            |    |                  |           |       |            |  |    |  |  |  |  |  |  |
|                          |                  |                |                      |                                                                                                                                                                                                       |                      |                           |             |                |                |                    |         |             |        |                           |                         |                |              |                             |      |                        |      |            |    |                  |           |       |            |  |    |  |  |  |  |  |  |
|                          |                  |                |                      |                                                                                                                                                                                                       |                      |                           |             |                |                |                    |         |             |        |                           |                         |                |              |                             |      |                        |      |            |    |                  |           |       |            |  |    |  |  |  |  |  |  |
|                          |                  |                |                      |                                                                                                                                                                                                       |                      |                           |             |                |                |                    |         |             |        |                           |                         |                |              |                             |      |                        |      |            |    |                  |           |       |            |  |    |  |  |  |  |  |  |
| LAND DESCRIPTION         |                  |                |                      |                                                                                                                                                                                                       |                      |                           |             |                |                |                    |         |             |        |                           |                         | TOTAL OB/XF    |              |                             |      |                        |      |            |    |                  |           | 6,788 |            |  |    |  |  |  |  |  |  |
| 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                        | 001410           | C              | CONV STORE           | 0                                                                                                                                                                                                     | 0004                 | CH                        | 87.00       | 100.00         | 8,810.00       | SF                 |         | 1.00        | 1.00   | 1.00                      | 9.00                    | 9.00           | 79,290       |                             |      |                        |      |            |    |                  |           |       |            |  |    |  |  |  |  |  |  |
|                          |                  |                |                      |                                                                                                                                                                                                       |                      |                           |             |                |                |                    |         |             |        |                           |                         |                |              |                             |      |                        |      |            |    |                  |           |       |            |  |    |  |  |  |  |  |  |
|                          |                  |                |                      |                                                                                                                                                                                                       |                      |                           |             |                |                |                    |         |             |        |                           |                         |                |              |                             |      |                        |      |            |    |                  |           |       |            |  |    |  |  |  |  |  |  |
|                          |                  |                |                      |                                                                                                                                                                                                       |                      |                           |             |                |                |                    |         |             |        |                           |                         |                |              |                             |      |                        |      |            |    |                  |           |       |            |  |    |  |  |  |  |  |  |
|                          |                  |                |                      |                                                                                                                                                                                                       |                      |                           |             |                |                |                    |         |             |        |                           |                         |                |              |                             |      |                        |      |            |    |                  |           |       |            |  |    |  |  |  |  |  |  |
|                          |                  |                |                      |                                                                                                                                                                                                       |                      |                           |             |                |                |                    |         |             |        |                           |                         |                |              |                             |      |                        |      |            |    |                  |           |       |            |  |    |  |  |  |  |  |  |
|                          |                  |                |                      |                                                                                                                                                                                                       |                      |                           |             |                |                |                    |         |             |        |                           |                         |                |              |                             |      |                        |      |            |    |                  |           |       |            |  |    |  |  |  |  |  |  |
|                          |                  |                |                      |                                                                                                                                                                                                       |                      |                           |             |                |                |                    |         |             |        |                           |                         |                |              |                             |      |                        |      |            |    |                  |           |       |            |  |    |  |  |  |  |  |  |
|                          |                  |                |                      |                                                                                                                                                                                                       |                      |                           |             |                |                |                    |         |             |        |                           |                         |                |              |                             |      |                        |      |            |    |                  |           |       |            |  |    |  |  |  |  |  |  |
|                          |                  |                |                      |                                                                                                                                                                                                       |                      |                           |             |                |                |                    |         |             |        |                           |                         |                |              |                             |      |                        |      |            |    |                  |           |       |            |  |    |  |  |  |  |  |  |
|                          |                  |                |                      |                                                                                                                                                                                                       |                      |                           |             |                |                |                    |         |             |        |                           |                         |                |              |                             |      |                        |      |            |    |                  |           |       |            |  |    |  |  |  |  |  |  |
|                          |                  |                |                      |                                                                                                                                                                                                       |                      |                           |             |                |                |                    |         |             |        |                           |                         |                |              |                             |      |                        |      |            |    |                  |           |       |            |  |    |  |  |  |  |  |  |
|                          |                  |                |                      |                                                                                                                                                                                                       |                      |                           |             |                |                |                    |         |             |        |                           |                         |                |              |                             |      |                        |      |            |    |                  |           |       |            |  |    |  |  |  |  |  |  |
|                          |                  |                |                      |                                                                                                                                                                                                       |                      |                           |             |                |                |                    |         |             |        |                           |                         |                |              |                             |      |                        |      |            |    |                  |           |       |            |  |    |  |  |  |  |  |  |
|                          |                  |                |                      |                                                                                                                                                                                                       |                      |                           |             |                |                |                    |         |             |        |                           |                         |                |              |                             |      |                        |      |            |    |                  |           |       |            |  |    |  |  |  |  |  |  |
|                          |                  |                |                      |                                                                                                                                                                                                       |                      |                           |             |                |                |                    |         |             |        |                           |                         |                |              |                             |      |                        |      |            |    |                  |           |       |            |  |    |  |  |  |  |  |  |
|                          |                  |                |                      |                                                                                                                                                                                                       |                      |                           |             |                |                |                    |         |             |        |                           |                         |                |              |                             |      |                        |      |            |    |                  |           |       |            |  |    |  |  |  |  |  |  |
|                          |                  |                |                      |                                                                                                                                                                                                       |                      |                           |             |                |                |                    |         |             |        |                           |                         |                |              |                             |      |                        |      |            |    |                  |           |       |            |  |    |  |  |  |  |  |  |
|                          |                  |                |                      |                                                                                                                                                                                                       |                      |                           |             |                |                |                    |         |             |        |                           |                         |                |              |                             |      |                        |      |            |    |                  |           |       |            |  |    |  |  |  |  |  |  |
|                          |                  |                |                      |                                                                                                                                                                                                       |                      |                           |             |                |                |                    |         |             |        |                           |                         |                |              |                             |      |                        |      |            |    |                  |           |       |            |  |    |  |  |  |  |  |  |
|                          |                  |                |                      |                                                                                                                                                                                                       |                      |                           |             |                |                |                    |         |             |        |                           |                         |                |              |                             |      |                        |      |            |    |                  |           |       |            |  |    |  |  |  |  |  |  |
|                          |                  |                |                      |                                                                                                                                                                                                       |                      |                           |             |                |                |                    |         |             |        |                           |                         |                |              |                             |      |                        |      |            |    |                  |           |       |            |  |    |  |  |  |  |  |  |
|                          |                  |                |                      |                                                                                                                                                                                                       |                      |                           |             |                |                |                    |         |             |        |                           |                         |                |              |                             |      | </                     |      |            |    |                  |           |       |            |  |    |  |  |  |  |  |  |