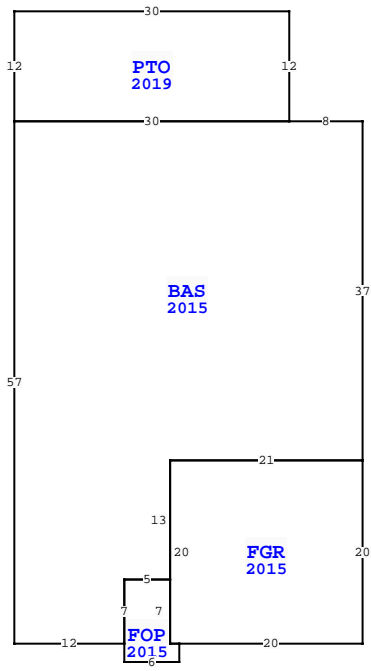


| BUILDING CHARACTERISTICS |                  | CONSTRUCTION     |      |
|--------------------------|------------------|------------------|------|
| ELEMENT                  | CD               |                  |      |
| Exterior Wall            | 05               | AVERAGE 70       |      |
| Exterior Wall            | 10               | ABOVE AVG 30     |      |
| Roof Structure           | 03               | GABLE/HIP 100    |      |
| Roof Cover               | 03               | COMP SHNGL 100   |      |
| Interior Wall            | 05               | DRYWALL 100      |      |
| Interior Floor           | 13               | LVT/LAMNT 100    |      |
| Air Condition            | 03               | CENTRAL 100      |      |
| Heating Type             | 04               | AIR DUCTED 100   |      |
| Bedrooms                 |                  | 3 100            |      |
| Bathrooms                |                  | 2 100            |      |
| Frame                    | 02               | WOOD FRAME 100   |      |
| Stories                  | 1.               | 1. 100           |      |
| Units                    |                  | 0 100            |      |
| Occupancy                | 00               | NONE 100         |      |
| Quality                  | 03               | Quality Level 03 |      |
| DOR CODE                 | 0100             | SINGLE FAMILY    |      |
| MAP NUM                  |                  | MKT AREA         | 04   |
| NEIGHBORHOOD/LOC         | 4144.0100        |                  |      |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE      | YEAR |
| BAS                      | 1,711            | 100              | 2015 |
| FGR                      | 420              | 55               | 2015 |
| FOP                      | 47               | 30               | 2015 |
| PTO                      | 360              | 5                | 2019 |
| TOTALS                   | 2,538            |                  |      |

| MARKET ADJUSTMENTS |            |           |             |                   |                |     |     |      |      |      |        |
|--------------------|------------|-----------|-------------|-------------------|----------------|-----|-----|------|------|------|--------|
| TYPE               | MDL        | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE    | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 1                  | SINGLE FAM | - 0%      | - 2025      |                   |                |     |     |      |      |      |        |
|                    |            |           |             | Heated Area: 1711 |                |     |     |      |      |      |        |
|                    |            |           |             |                   | HX Base Yr     |     |     |      |      |      |        |



| NASSAU COUNTY PROPERTY    |           |  |             |
|---------------------------|-----------|--|-------------|
| VALUATION SUMMARY         |           |  | PAGE 1 of 1 |
| VALUATION BY              |           |  | STANDARD    |
| Tax Group: 4              | Tax Dist: |  |             |
| BUILDING MARKET VALUE     |           |  | 202,238     |
| TOTAL MARKET OB/XF VALUE  |           |  | 8,692       |
| TOTAL LAND VALUE - MARKET |           |  | 85,000      |
| TOTAL MARKET VALUE        |           |  | 295,930     |
| SOH/AGL Deduction         |           |  | 0           |
| ASSESSED VALUE            |           |  | 295,930     |
| TOTAL EXEMPTION VALUE     |           |  | 0           |
| BASE TAXABLE VALUE        |           |  | 295,930     |
| TOTAL JUST VALUE          |           |  | 295,930     |
| NCON VALUE                |           |  | 0           |
| INCOME VALUE              |           |  |             |
| PREVIOUS YEAR MKT VALUE   |           |  | 286,615     |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| B1530413   | NEW CONSTR  | 212,191 | 05/01/2015 |

| SALES DATA                    |            |           |       |       |        |            |
|-------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number             | DATE       | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2749/40                       | 10/30/2024 | SW        | Q     | I     | 01     | 343,100    |
| GRANTOR: ALTO ASSET COMPANY 2 |            |           |       |       |        |            |
| GRANTEE: MONTPELIER ASSETS L  |            |           |       |       |        |            |
| 2342/1397                     | 2/21/2020  | SW        | U     | I     | 30     | 484,300    |
| GRANTOR: MUPR 3 ASSETS LLC    |            |           |       |       |        |            |
| GRANTEE: ALTO ASSET COMPANY   |            |           |       |       |        |            |

| 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    | INC DATE | AG DATE |
| 1                 | 0810       | CONCRETE A  | 0   | 0   | 0  | 0 | 544.00 | SF | 6.50   | 6.50           | 100       | 2015    | 2015        | 3 | 95       | 3,359           |          |          |         |
| 2                 | 0810       | CONCRETE A  | 0   | 0   | 0  | 0 | 27.00  | SF | 6.50   | 6.50           | 100       | 2015    | 2015        | 3 | 95       | 167             |          |          |         |
| 3                 | 0476       | VF 6 SBPL   | 0   | 0   | 0  | 0 | 75.00  | LF | 32.00  | 32.00          | 100       | 2016    | 2016        | 3 | 89       | 2,136           |          |          |         |
| 4                 | 0470       | VNYL GATE   | 0   | 0   | 0  | 0 | 1.00   | UT | 300.00 | 300.00         | 100       | 2016    | 2016        | 3 | 89       | 267             |          |          |         |
| 5                 | 0462       | ST/AL FNC   | 0   | 0   | 80 | 0 | 320.00 | SF | 10.00  | 10.00          | 100       | 2016    | 2016        | 3 | 78       | 2,496           |          |          |         |
| 6                 | 0463       | FENCE GATE  | 0   | 0   | 0  | 0 | 1.00   | UT | 300.00 | 300.00         | 100       | 2016    | 2016        | 3 | 89       | 267             |          |          |         |
| TOTAL OB/XF 8,692 |            |             |     |     |    |   |        |    |        |                |           |         |             |   |          |                 |          |          |         |

| BUILDING NOTES                       |  |  |  |
|--------------------------------------|--|--|--|
| 95116 TURNSTONE CT, FERNANDINA BEACH |  |  |  |

| BUILDING DIMENSIONS  |  |  |  |
|--|--|--|--|
| BAS=[YR=2015] W8 PTO=[YR=2019] N12 W30 S12 E30\$ W30 S57 E12 |  |  |  |
| FOP=[YR=2015] S2 E6 N2 FGR=[YR=2015] E20 N20 W21 S20 E1\$ W1 |  |  |  |
| N7 W5 S7\$ N7 E5 N13 E21 N37 \$.                             |  |  |  |

| 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 | DPH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
| 1                | 000134   | C   | RES POND             | 0   |     | PUD      | 0.00  | 0.00  | 1.00        | LT          |     | 1.00     | 1.00   | 1.00    | 85,000.00  | 85,000.00      | 85,000     |                             |      |         |      |     |    |        |