

**TOMPKINS LANDING LLC**  
5161 FIRST COAST HWY  
AMELIA ISLAND, FL 32034

**38-4N-23-0000-0002-0000**

| 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 | VALUATION SUMMARY |                           |          |            |  |     |  |  |  |
| Exterior Wall            |                  | 20          | FACE BRICK 100       |              |                      |                                    |                           |       |                 | 0900                    | 01                   | 4,402       | 110.0000        | 145.20         | 639,170                   | 2014           | 2014       | 0                           | 0    | 0                      | 7.50 | 92.50  | VALUATION BY      |                           | STANDARD |            |  |     |  |  |  |
| Roof Structur            |                  | 08          | IRREGULAR 100        |              |                      |                                    |                           |       |                 | 1 SNGL FAM - 0% - 0     |                      |             |                 |                |                           |                |            |                             |      |                        |      |        |                   | Heated Area: 3405         |          | HX Base Yr |  |     |  |  |  |
| Roof Cover               |                  | 03          | COMP SHNGL 100       |              |                      |                                    |                           |       |                 |                         |                      |             |                 |                |                           |                |            |                             |      |                        |      |        |                   | BUILDING MARKET VALUE     |          | 612,360    |  |     |  |  |  |
| Interior Wall            |                  | 05          | DRYWALL 100          |              |                      |                                    |                           |       |                 |                         |                      |             |                 |                |                           |                |            |                             |      |                        |      |        |                   | TOTAL MARKET OB/XF VALUE  |          | 20,879     |  |     |  |  |  |
| Interior Floo            |                  | 11          | CLAY TILE 100        |              |                      |                                    |                           |       |                 |                         |                      |             |                 |                |                           |                |            |                             |      |                        |      |        |                   | TOTAL LAND VALUE - MARKET |          | 664,235    |  |     |  |  |  |
| Air Condition            |                  | 03          | CENTRAL 100          |              |                      |                                    |                           |       |                 |                         |                      |             |                 |                |                           |                |            |                             |      |                        |      |        |                   | TOTAL MARKET VALUE        |          | 865,187    |  |     |  |  |  |
| Heating Type             |                  | 04          | AIR DUCTED 100       |              |                      |                                    |                           |       |                 |                         |                      |             |                 |                |                           |                |            |                             |      |                        |      |        |                   | SOH/AGL Deduction         |          | 2,130      |  |     |  |  |  |
| Bedrooms                 |                  |             | 5 100                |              |                      |                                    |                           |       |                 |                         |                      |             |                 |                |                           |                |            |                             |      |                        |      |        |                   | ASSESSED VALUE            |          | 863,057    |  |     |  |  |  |
| Bathrooms                |                  |             | 4.5 100              |              |                      |                                    |                           |       |                 |                         |                      |             |                 |                |                           |                |            |                             |      |                        |      |        |                   | TOTAL EXEMPTION VALUE     |          | 0          |  |     |  |  |  |
| Frame                    |                  | 02          | WOOD FRAME 100       |              |                      |                                    |                           |       |                 |                         |                      |             |                 |                |                           |                |            |                             |      |                        |      |        |                   | BASE TAXABLE VALUE        |          | 863,057    |  |     |  |  |  |
| Stories                  |                  | 0           | 0 100                |              |                      |                                    |                           |       |                 |                         |                      |             |                 |                |                           |                |            |                             |      |                        |      |        |                   | TOTAL JUST VALUE          |          | 1,297,474  |  |     |  |  |  |
| Units                    |                  |             | 0 100                |              |                      |                                    |                           |       |                 |                         |                      |             |                 |                |                           |                |            |                             |      |                        |      |        |                   | NCON VALUE                |          | 0          |  |     |  |  |  |
| Occupancy                |                  | 00          | NONE 100             |              |                      |                                    |                           |       |                 | INCOME VALUE            |                      |             |                 |                |                           |                |            |                             |      |                        |      |        |                   |                           |          |            |  |     |  |  |  |
|                          |                  |             |                      |              |                      |                                    |                           |       |                 | PREVIOUS YEAR MKT VALUE |                      | 1,031,240   |                 |                |                           |                |            |                             |      |                        |      |        |                   |                           |          |            |  |     |  |  |  |
| Quality                  |                  | 03          | Quality Level 03     |              |                      |                                    |                           |       |                 |                         |                      |             |                 |                |                           |                |            |                             |      |                        |      |        |                   |                           |          |            |  |     |  |  |  |
| DOR CODE                 |                  | 5000        | IMPROVED AG          |              |                      |                                    |                           |       |                 |                         |                      |             |                 |                |                           |                |            |                             |      |                        |      |        |                   |                           |          |            |  |     |  |  |  |
| MAP NUM                  |                  |             | MKT AREA             |              |                      |                                    | 09                        |       |                 |                         |                      |             |                 |                |                           |                |            |                             |      |                        |      |        |                   |                           |          |            |  |     |  |  |  |
| NEIGHBORHOOD/LOC         |                  | 9001.00     |                      |              |                      |                                    |                           |       |                 |                         |                      |             |                 |                |                           |                |            |                             |      |                        |      |        |                   |                           |          |            |  |     |  |  |  |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE | YEAR                 | TOT ADJ AREA | SUBAREA MARKET VALUE |                                    |                           |       |                 |                         |                      |             |                 |                |                           |                |            |                             |      |                        |      |        |                   |                           |          |            |  |     |  |  |  |
| BAS                      | 3,405            | 100         | 2014                 | 3,405        | 457,326              |                                    |                           |       |                 |                         |                      |             |                 |                |                           |                |            |                             |      |                        |      |        |                   |                           |          |            |  |     |  |  |  |
| DCK                      | 564              | 10          | 2014                 | 56           | 7,521                |                                    |                           |       |                 |                         |                      |             |                 |                |                           |                |            |                             |      |                        |      |        |                   |                           |          |            |  |     |  |  |  |
| FGR                      | 1,271            | 55          | 2014                 | 699          | 93,883               |                                    |                           |       |                 |                         |                      |             |                 |                |                           |                |            |                             |      |                        |      |        |                   |                           |          |            |  |     |  |  |  |
| FOP                      | 80               | 30          | 2014                 | 24           | 3,224                |                                    |                           |       |                 |                         |                      |             |                 |                |                           |                |            |                             |      |                        |      |        |                   |                           |          |            |  |     |  |  |  |
| FSP                      | 434              | 40          | 2014                 | 174          | 23,370               |                                    |                           |       |                 |                         |                      |             |                 |                |                           |                |            |                             |      |                        |      |        |                   |                           |          |            |  |     |  |  |  |
| UDU                      | 80               | 55          | 2014                 | 44           | 5,910                |                                    |                           |       |                 |                         |                      |             |                 |                |                           |                |            |                             |      |                        |      |        |                   |                           |          |            |  |     |  |  |  |
| TOTALS                   |                  | 5,834       |                      |              | 4,402                | 591,232                            |                           |       |                 |                         |                      |             |                 |                |                           |                |            |                             |      |                        |      |        |                   |                           |          |            |  |     |  |  |  |
| EXTRA FEATURES           |                  |             |                      |              |                      | 1250 TOMPKINS LANDING RD, HILLIARD |                           |       |                 |                         |                      |             |                 |                |                           |                |            |                             |      | BLD DATE               |      |        |                   | LGL DATE                  |          | 05/09/2025 |  | MLU |  |  |  |
|                          |                  |             |                      |              |                      |                                    |                           |       |                 |                         |                      |             |                 |                |                           |                |            |                             |      | XF DATE                |      |        |                   | LAND DATE                 |          | 11/05/2024 |  | KBA |  |  |  |
|                          |                  |             |                      |              |                      |                                    |                           |       |                 |                         |                      |             |                 |                |                           |                |            |                             |      | INC DATE               |      |        |                   | AG 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                        | 0812             | CONCRETE C  | 0                    | 0            | 0                    | 3,228.00                           | SF                        | 4.00  | 4.00            | 100                     | 2014                 | 2014        | 3               | 94             | 12,137                    |                |            |                             |      |                        |      |        |                   |                           |          |            |  |     |  |  |  |
| 2                        | 0855             | CONC PAVER  | 0                    | 0            | 16                   | 15                                 | 240.00                    | SF    | 10.00           | 10.00                   | 100                  | 2014        | 2014            | 3              | 94                        | 2,256          |            |                             |      |                        |      |        |                   |                           |          |            |  |     |  |  |  |
| 3                        | 1127             | BRICK 8"    | 0                    | 0            | 71                   | 2                                  | 142.00                    | SF    | 11.00           | 11.00                   | 100                  | 2014        | 2014            | 3              | 98                        | 1,531          |            |                             |      |                        |      |        |                   |                           |          |            |  |     |  |  |  |
| 4                        | 1127             | BRICK 8"    | 0                    | 0            | 18                   | 5                                  | 90.00                     | SF    | 11.00           | 11.00                   | 100                  | 2014        | 2014            | 3              | 98                        | 970            |            |                             |      |                        |      |        |                   |                           |          |            |  |     |  |  |  |
| 5                        | 1127             | BRICK 8"    | 0                    | 0            | 29                   | 2                                  | 58.00                     | SF    | 11.00           | 11.00                   | 100                  | 2014        | 2014            | 3              | 98                        | 625            |            |                             |      |                        |      |        |                   |                           |          |            |  |     |  |  |  |
| 6                        | 0500             | FP-PRE FAB  | 0                    | 0            | 0                    | 0                                  | 1.00                      | UT    | 3,500.00        | 3,500.00                | 100                  | 2014        | 2014            | 3              | 96                        | 3,360          |            |                             |      |                        |      |        |                   |                           |          |            |  |     |  |  |  |
|                          |                  |             |                      |              |                      |                                    |                           |       |                 |                         |                      |             |                 |                |                           |                |            |                             |      |                        |      |        |                   |                           |          |            |  |     |  |  |  |
|                          |                  |             |                      |              |                      |                                    |                           |       |                 |                         |                      |             |                 |                |                           |                |            |                             |      |                        |      |        |                   |                           |          |            |  |     |  |  |  |
|                          |                  |             |                      |              |                      |                                    |                           |       |                 |                         |                      |             |                 |                |                           |                |            |                             |      |                        |      |        |                   |                           |          |            |  |     |  |  |  |
|                          |                  |             |                      |              |                      |                                    |                           |       |                 |                         |                      |             |                 |                |                           |                |            |                             |      |                        |      |        |                   |                           |          |            |  |     |  |  |  |
|                          |                  |             |                      |              |                      |                                    |                           |       |                 |                         |                      |             |                 |                |                           |                |            |                             |      |                        |      |        |                   |                           |          |            |  |     |  |  |  |
| LAND DESCRIPTION         |                  |             |                      |              |                      |                                    |                           |       |                 | TOTAL OB/XF             |                      |             |                 |                |                           |                |            |                             |      | 20,879                 |      |        |                   |                           |          |            |  |     |  |  |  |
| L N                      | USE CODE         | CLS         | LAND USE DESCRIPTION | CAP          | R D                  | LOC ZONE                           | FRONT                     | DEPTH | TOT LND UTS     | UNIT TYPE               | D T                  | DPTH FACT   | % COND          | TOT ADJ        | UNIT PRICE                | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY                | DECL | FRZ    | YR                | CONSRV                    |          |            |  |     |  |  |  |
| 1                        | 005000           | C           | AGRICULTURAL         | 0            | 0005                 | OR                                 | 0.00                      | 0.00  | 2.00            | AC                      |                      | 1.00        | 1.00            | 1.00           | 19,500.00                 | 19,500.00      | 39,000     |                             |      |                        |      |        |                   |                           |          |            |  |     |  |  |  |
| 2                        | 005000           | C           | AGRICULTURAL         | 0            |                      | OR                                 | 0.00                      | 0.00  | 7.25            | AC                      |                      | 1.00        | 1.00            | 1.00           | 19,500.00                 | 19,500.00      | 141,375    |                             |      |                        |      |        |                   |                           |          |            |  |     |  |  |  |
| 3                        | 009530           | C           | POND                 | 0            |                      | OR                                 | 0.00                      | 0.00  | 0.50            | AC                      |                      | 1.00        | 1.00            | 1.00           | 2,500.00                  | 2,500.00       | 1,250      |                             |      |                        |      |        |                   |                           |          |            |  |     |  |  |  |
| 4                        | 005601           | A           | TIMBER 3 P S         | 0            |                      | OR                                 | 0.00                      | 0.00  | 45.14           | AC                      |                      | 1.00        | 1.00            | 1.00           | 330.00                    | 330.00         | 14,896     |                             |      |                        |      |        |                   |                           |          |            |  |     |  |  |  |
| 5                        | 005902           | A           | HARDWOOD SI          | 0            |                      | OR                                 | 0.00                      | 0.00  | 75.93           | AC                      |                      | 1.00        | 1.00            | 1.00           | 190.00                    | 190.00         | 14,427     |                             |      |                        |      |        |                   |                           |          |            |  |     |  |  |  |
| 6                        | 005500           | A           | TIMBER 2 N S         | 0            |                      | OR                                 | 0.00                      | 0.00  | 40.00           | AC                      |                      | 1.00        | 1.00            | 1.00           | 525.00                    | 525.00         | 21,000     |                             |      |                        |      |        |                   |                           |          |            |  |     |  |  |  |
| REVIEW DATE              |                  | 05/03/2022  | BY                   | TWX          | Total Acres: 170.82  |                                    | Total Land Value: 231,948 |       | Market: 482,610 |                         | Agricultural: 50,323 |             | Common: 181,625 |                | PRINTED 07/30/2025 BY SYS |                |            |                             |      |                        |      |        |                   |                           |          |            |  |     |  |  |  |

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