

| 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         |                        |           |  |            |  |     |  |         |  |  |  |  |  |  |  |  |  |
|                          |                  |             |              |              |                        |                         |     |           |                |                    |                |             |     |         |                 |       |      |        | VALUATION BY              |                        | STANDARD  |  |            |  |     |  |         |  |  |  |  |  |  |  |  |  |
|                          |                  |             |              |              |                        |                         |     |           |                |                    |                |             |     |         |                 |       |      |        | Tax Group: 4              |                        | Tax Dist: |  |            |  |     |  |         |  |  |  |  |  |  |  |  |  |
|                          |                  |             |              |              |                        |                         |     |           |                |                    |                |             |     |         |                 |       |      |        | BUILDING MARKET VALUE     |                        |           |  |            |  |     |  | 0       |  |  |  |  |  |  |  |  |  |
|                          |                  |             |              |              |                        |                         |     |           |                |                    |                |             |     |         |                 |       |      |        | TOTAL MARKET OB/XF VALUE  |                        |           |  |            |  |     |  | 0       |  |  |  |  |  |  |  |  |  |
|                          |                  |             |              |              |                        |                         |     |           |                |                    |                |             |     |         |                 |       |      |        | TOTAL LAND VALUE - MARKET |                        |           |  |            |  |     |  | 520,000 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |              |              |                        |                         |     |           |                |                    |                |             |     |         |                 |       |      |        | TOTAL MARKET VALUE        |                        |           |  |            |  |     |  | 520,000 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |              |              |                        |                         |     |           |                |                    |                |             |     |         |                 |       |      |        | SOH/AGL Deduction         |                        |           |  |            |  |     |  | 140,500 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |              |              |                        |                         |     |           |                |                    |                |             |     |         |                 |       |      |        | ASSESSED VALUE            |                        |           |  |            |  |     |  | 379,500 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |              |              |                        |                         |     |           |                |                    |                |             |     |         |                 |       |      |        | TOTAL EXEMPTION VALUE     |                        |           |  |            |  |     |  | 0       |  |  |  |  |  |  |  |  |  |
|                          |                  |             |              |              |                        |                         |     |           |                |                    |                |             |     |         |                 |       |      |        | BASE TAXABLE VALUE        |                        |           |  |            |  |     |  | 379,500 |  |  |  |  |  |  |  |  |  |
|                          |                  |             |              |              |                        | TOTAL JUST VALUE        |     |           |                |                    |                |             |     | 520,000 |                 |       |      |        |                           |                        |           |  |            |  |     |  |         |  |  |  |  |  |  |  |  |  |
|                          |                  |             |              |              |                        | NCON VALUE              |     |           |                |                    |                |             |     | 0       |                 |       |      |        |                           |                        |           |  |            |  |     |  |         |  |  |  |  |  |  |  |  |  |
|                          |                  |             |              |              |                        | INCOME VALUE            |     |           |                |                    |                |             |     |         |                 |       |      |        |                           |                        |           |  |            |  |     |  |         |  |  |  |  |  |  |  |  |  |
|                          |                  |             |              |              |                        | PREVIOUS YEAR MKT VALUE |     |           |                |                    |                |             |     | 345,000 |                 |       |      |        |                           |                        |           |  |            |  |     |  |         |  |  |  |  |  |  |  |  |  |
|                          |                  |             |              |              |                        |                         |     |           |                |                    |                |             |     |         |                 |       |      |        |                           |                        |           |  |            |  |     |  |         |  |  |  |  |  |  |  |  |  |
|                          |                  |             |              |              |                        |                         |     |           |                |                    |                |             |     |         |                 |       |      |        |                           |                        |           |  |            |  |     |  |         |  |  |  |  |  |  |  |  |  |
|                          |                  |             |              |              |                        |                         |     |           |                |                    |                |             |     |         |                 |       |      |        |                           |                        |           |  |            |  |     |  |         |  |  |  |  |  |  |  |  |  |
|                          |                  |             |              |              |                        |                         |     |           |                |                    |                |             |     |         |                 |       |      |        |                           |                        |           |  |            |  |     |  |         |  |  |  |  |  |  |  |  |  |
|                          |                  |             |              |              |                        |                         |     |           |                |                    |                |             |     |         |                 |       |      |        |                           |                        |           |  |            |  |     |  |         |  |  |  |  |  |  |  |  |  |
| DOR CODE                 |                  | 0000        |              | VACANT       |                        |                         |     |           |                |                    |                |             |     |         |                 |       |      |        |                           |                        |           |  |            |  |     |  |         |  |  |  |  |  |  |  |  |  |
| MAP NUM                  |                  |             |              |              | MKT AREA               |                         |     |           |                |                    |                |             |     |         |                 |       |      |        |                           | 04                     |           |  |            |  |     |  |         |  |  |  |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC         |                  | 4032.00     |              |              |                        |                         |     |           |                |                    |                |             |     |         |                 |       |      |        |                           |                        |           |  |            |  |     |  |         |  |  |  |  |  |  |  |  |  |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE | YEAR         | TOT ADJ AREA | SUBAREA MARKET VALUE   |                         |     |           |                |                    |                |             |     |         |                 |       |      |        |                           |                        |           |  |            |  |     |  |         |  |  |  |  |  |  |  |  |  |
|                          |                  |             |              |              |                        |                         |     |           |                |                    |                |             |     |         |                 |       |      |        |                           |                        |           |  |            |  |     |  |         |  |  |  |  |  |  |  |  |  |
| TOTALS                   |                  |             |              |              |                        |                         |     |           |                |                    |                |             |     |         |                 |       |      |        |                           |                        |           |  |            |  |     |  |         |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES           |                  |             |              |              | BLACKBEARDS WAY, YULEE |                         |     |           |                |                    |                |             |     |         | BLD DATE        |       |      |        |                           |                        | LGL DATE  |  | 04/08/2025 |  | MLU |  |         |  |  |  |  |  |  |  |  |  |
|                          |                  |             |              |              |                        |                         |     |           |                |                    |                |             |     |         | XF DATE         |       |      |        |                           |                        | LAND DATE |  |            |  |     |  |         |  |  |  |  |  |  |  |  |  |
|                          |                  |             |              |              |                        |                         |     |           |                |                    |                |             |     |         | 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 |      |        |                           |                        |           |  |            |  |     |  |         |  |  |  |  |  |  |  |  |  |
|                          |                  |             |              |              |                        |                         |     |           |                |                    |                |             |     |         |                 |       |      |        |                           |                        |           |  |            |  |     |  |         |  |  |  |  |  |  |  |  |  |
|                          |                  |             |              |              |                        |                         |     |           |                |                    |                |             |     |         |                 |       |      |        |                           |                        |           |  |            |  |     |  |         |  |  |  |  |  |  |  |  |  |
|                          |                  |             |              |              |                        |                         |     |           |                |                    |                |             |     |         |                 |       |      |        |                           |                        |           |  |            |  |     |  |         |  |  |  |  |  |  |  |  |  |
|                          |                  |             |              |              |                        |                         |     |           |                |                    |                |             |     |         |                 |       |      |        |                           |                        |           |  |            |  |     |  |         |  |  |  |  |  |  |  |  |  |
|                          |                  |             |              |              |                        |                         |     |           |                |                    |                |             |     |         |                 |       |      |        |                           |                        |           |  |            |  |     |  |         |  |  |  |  |  |  |  |  |  |
|                          |                  |             |              |              |                        |                         |     |           |                |                    |                |             |     |         |                 |       |      |        |                           |                        |           |  |            |  |     |  |         |  |  |  |  |  |  |  |  |  |
|                          |                  |             |              |              |                        |                         |     |           |                |                    |                |             |     |         |                 |       |      |        |                           |                        |           |  |            |  |     |  |         |  |  |  |  |  |  |  |  |  |
|                          |                  |             |              |              |                        |                         |     |           |                |                    |                |             |     |         |                 |       |      |        |                           |                        |           |  |            |  |     |  |         |  |  |  |  |  |  |  |  |  |
|                          |                  |             |              |              |                        |                         |     |           |                |                    |                |             |     |         |                 |       |      |        |                           |                        |           |  |            |  |     |  |         |  |  |  |  |  |  |  |  |  |
|                          |                  |             |              |              |                        |                         |     |           |                |                    |                |             |     |         |                 |       |      |        |                           |                        |           |  |            |  |     |  |         |  |  |  |  |  |  |  |  |  |
|                          |                  |             |              |              |                        |                         |     |           |                |                    |                |             |     |         |                 |       |      |        |                           |                        |           |  |            |  |     |  |         |  |  |  |  |  |  |  |  |  |
|                          |                  |             |              |              |                        |                         |     |           |                |                    |                |             |     |         |                 |       |      |        |                           |                        |           |  |            |  |     |  |         |  |  |  |  |  |  |  |  |  |
|                          |                  |             |              |              |                        |                         |     |           |                |                    |                |             |     |         |                 |       |      |        |                           |                        |           |  |            |  |     |  |         |  |  |  |  |  |  |  |  |  |
|                          |                  |             |              |              |                        |                         |     |           |                |                    |                |             |     |         |                 |       |      |        |                           |                        |           |  |            |  |     |  |         |  |  |  |  |  |  |  |  |  |
|                          |                  |             |              |              |                        |                         |     |           |                |                    |                |             |     |         |                 |       |      |        |                           |                        |           |  |            |  |     |  |         |  |  |  |  |  |  |  |  |  |
|                          |                  |             |              |              |                        |                         |     |           |                |                    |                |             |     |         |                 |       |      |        |                           |                        |           |  |            |  |     |  |         |  |  |  |  |  |  |  |  |  |
|                          |                  |             |              |              |                        |                         |     |           |                |                    |                |             |     |         |                 |       |      |        |                           |                        |           |  |            |  |     |  |         |  |  |  |  |  |  |  |  |  |
|                          |                  |             |              |              |                        |                         |     |           |                |                    |                |             |     |         |                 |       |      |        |                           |                        |           |  |            |  |     |  |         |  |  |  |  |  |  |  |  |  |
|                          |                  |             |              |              |                        |                         |     |           |                |                    |                |             |     |         |                 |       |      |        |                           |                        |           |  |            |  |     |  |         |  |  |  |  |  |  |  |  |  |
|                          |                  |             |              |              |                        |                         |     |           |                |                    |                |             |     |         |                 |       |      |        |                           |                        |           |  |            |  |     |  |         |  |  |  |  |  |  |  |  |  |
|                          |                  |             |              |              |                        |                         |     |           |                |                    |                |             |     |         |                 |       |      |        |                           |                        |           |  |            |  |     |  |         |  |  |  |  |  |  |  |  |  |
|                          |                  |             |              |              |                        |                         |     |           |                |                    |                |             |     |         |                 |       |      |        |                           |                        |           |  |            |  |     |  |         |  |  |  |  |  |  |  |  |  |
|                          |                  |             |              |              |                        |                         |     |           |                |                    |                |             |     |         |                 |       |      |        |                           |                        |           |  |            |  |     |  |         |  |  |  |  |  |  |  |  |  |
|                          |                  |             |              |              |                        |                         |     |           |                |                    |                |             |     |         |                 |       |      |        |                           |                        |           |  |            |  |     |  |         |  |  |  |  |  |  |  |  |  |
|                          |                  |             |              |              |                        |                         |     |           |                |                    |                |             |     |         |                 |       |      |        |                           |                        |           |  |            |  |     |  |         |  |  |  |  |  |  |  |  |  |
|                          |                  |             |              |              |                        |                         |     |           |                |                    |                |             |     |         |                 |       |      |        |                           |                        |           |  |            |  |     |  |         |  |  |  |  |  |  |  |  |  |
|                          |                  |             |              |              |                        |                         |     |           |                |                    |                |             |     |         |                 |       |      |        |                           |                        |           |  |            |  |     |  |         |  |  |  |  |  |  |  |  |  |
|                          |                  |             |              |              |                        |                         |     |           |                |                    |                |             |     |         |                 |       |      |        |                           |                        |           |  |            |  |     |  |         |  |  |  |  |  |  |  |  |  |
|                          |                  |             |              |              |                        |                         |     |           |                |                    |                |             |     |         |                 |       |      |        |                           |                        |           |  |            |  |     |  |         |  |  |  |  |  |  |  |  |  |
|                          |                  |             |              |              |                        |                         |     |           |                |                    |                |             |     |         |                 |       |      |        |                           |                        |           |  |            |  |     |  |         |  |  |  |  |  |  |  |  |  |
|                          |                  |             |              |              |                        |                         |     |           |                |                    |                |             |     |         |                 |       |      |        |                           |                        |           |  |            |  |     |  |         |  |  |  |  |  |  |  |  |  |
|                          |                  |             |              |              |                        |                         |     |           |                |                    |                |             |     |         |                 |       |      |        |                           |                        |           |  |            |  |     |  |         |  |  |  |  |  |  |  |  |  |
|                          |                  |             |              |              |                        |                         |     |           |                |                    |                |             |     |         |                 |       |      |        |                           |                        |           |  |            |  |     |  |         |  |  |  |  |  |  |  |  |  |
|                          |                  |             |              |              |                        |                         |     |           |                |                    |                |             |     |         |                 |       |      |        |                           |                        |           |  |            |  |     |  |         |  |  |  |  |  |  |  |  |  |
|                          |                  |             |              |              |                        |                         |     |           |                |                    |                |             |     |         |                 |       |      |        |                           |                        |           |  |            |  |     |  |         |  |  |  |  |  |  |  |  |  |
|                          |                  |             |              |              |                        |                         |     |           |                |                    |                |             |     |         |                 |       |      |        |                           |                        |           |  |            |  |     |  |         |  |  |  |  |  |  |  |  |  |
|                          |                  |             |              |              |                        |                         |     |           |                |                    |                |             |     |         |                 |       |      |        |                           |                        |           |  |            |  |     |  |         |  |  |  |  |  |  |  |  |  |
|                          |                  |             |              |              |                        |                         |     |           |                |                    |                |             |     |         |                 |       |      |        |                           |                        |           |  |            |  |     |  |         |  |  |  |  |  |  |  |  |  |
|                          |                  |             |              |              |                        |                         |     |           |                |                    |                |             |     |         |                 |       |      |        |                           |                        |           |  |            |  |     |  |         |  |  |  |  |  |  |  |  |  |
|                          |                  |             |              |              |                        |                         |     |           |                |                    |                |             |     |         |                 |       |      |        |                           |                        |           |  |            |  |     |  |         |  |  |  |  |  |  |  |  |  |
|                          |                  |             |              |              |                        |                         |     |           |                |                    |                |             |     |         |                 |       |      |        |                           |                        |           |  |            |  |     |  |         |  |  |  |  |  |  |  |  |  |
|                          |                  |             |              |              |                        |                         |     |           |                |                    |                |             |     |         |                 |       |      |        |                           |                        |           |  |            |  |     |  |         |  |  |  |  |  |  |  |  |  |
|                          |                  |             |              |              |                        |                         |     |           |                |                    |                |             |     |         |                 |       |      |        |                           |                        |           |  |            |  |     |  |         |  |  |  |  |  |  |  |  |  |
|                          |                  |             |              |              |                        |                         |     |           |                |                    |                |             |     |         |                 |       |      |        |                           |                        |           |  |            |  |     |  |         |  |  |  |  |  |  |  |  |  |
|                          |                  |             |              |              |                        |                         |     |           |                |                    |                |             |     |         |                 |       |      |        |                           |                        |           |  |            |  |     |  |         |  |  |  |  |  |  |  |  |  |