

| 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   |             | 100,000   |      |            |    |        |  |  |  |  |   |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                        |                    |          |           |             |                |                |         |             |        |          |                        |                |            | TOTAL MARKET VALUE          |             | 100,000   |      |            |    |        |  |  |  |  |   |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                        |                    |          |           |             |                |                |         |             |        |          |                        |                |            | SOH/AGL Deduction           |             | 39,979    |      |            |    |        |  |  |  |  |   |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                        |                    |          |           |             |                |                |         |             |        |          |                        |                |            | ASSESSED VALUE              |             | 60,021    |      |            |    |        |  |  |  |  |   |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                        |                    |          |           |             |                |                |         |             |        |          |                        |                |            | TOTAL EXEMPTION VALUE       |             | 0         |      |            |    |        |  |  |  |  |   |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                        |                    |          |           |             |                |                |         |             |        |          |                        |                |            | BASE TAXABLE VALUE          |             | 60,021    |      |            |    |        |  |  |  |  |   |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                        |                    |          |           |             |                |                |         |             |        |          |                        |                |            | TOTAL JUST VALUE            |             | 100,000   |      |            |    |        |  |  |  |  |   |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                        |                    |          |           |             |                |                |         |             |        |          |                        |                |            | NCON VALUE                  |             | 0         |      |            |    |        |  |  |  |  |   |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                        |                    |          |           |             |                |                |         |             |        |          |                        |                |            | INCOME VALUE                |             |           |      |            |    |        |  |  |  |  |   |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                        |                    |          |           |             |                |                |         |             |        |          |                        |                |            | PREVIOUS YEAR MKT VALUE     |             | 100,000   |      |            |    |        |  |  |  |  |   |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                        |                    |          |           |             |                |                |         |             |        |          |                        |                |            |                             |             |           |      |            |    |        |  |  |  |  |   |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                        |                    |          |           |             |                |                |         |             |        |          |                        |                |            |                             |             |           |      |            |    |        |  |  |  |  |   |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                        |                    |          |           |             |                |                |         |             |        |          |                        |                |            |                             |             |           |      |            |    |        |  |  |  |  |   |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                        |                    |          |           |             |                |                |         |             |        |          |                        |                |            |                             |             |           |      |            |    |        |  |  |  |  |   |  |  |  |  |  |  |  |  |  |
| 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  |      | 06/16/2023 |    | 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          |            |                             |             |           |      |            |    |        |  |  |  |  |   |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                        |                    |          |           |             |                |                |         |             |        |          |                        |                |            |                             |             |           |      |            |    |        |  |  |  |  |   |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                        |                    |          |           |             |                |                |         |             |        |          |                        |                |            |                             |             |           |      |            |    |        |  |  |  |  |   |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                        |                    |          |           |             |                |                |         |             |        |          |                        |                |            |                             |             |           |      |            |    |        |  |  |  |  |   |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                        |                    |          |           |             |                |                |         |             |        |          |                        |                |            |                             |             |           |      |            |    |        |  |  |  |  |   |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                        |                    |          |           |             |                |                |         |             |        |          |                        |                |            |                             |             |           |      |            |    |        |  |  |  |  |   |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                        |                    |          |           |             |                |                |         |             |        |          |                        |                |            |                             |             |           |      |            |    |        |  |  |  |  |   |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                        |                    |          |           |             |                |                |         |             |        |          |                        |                |            |                             |             |           |      |            |    |        |  |  |  |  |   |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                        |                    |          |           |             |                |                |         |             |        |          |                        |                |            |                             |             |           |      |            |    |        |  |  |  |  |   |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                        |                    |          |           |             |                |                |         |             |        |          |                        |                |            |                             |             |           |      |            |    |        |  |  |  |  |   |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                        |                    |          |           |             |                |                |         |             |        |          |                        |                |            |                             |             |           |      |            |    |        |  |  |  |  |   |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                        |                    |          |           |             |                |                |         |             |        |          |                        |                |            |                             |             |           |      |            |    |        |  |  |  |  |   |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                        |                    |          |           |             |                |                |         |             |        |          |                        |                |            |                             |             |           |      |            |    |        |  |  |  |  |   |  |  |  |  |  |  |  |  |  |
| LAND DESCRIPTION         |                  |             |                      |              |                        |                    |          |           |             |                |                |         |             |        |          |                        |                |            |                             | TOTAL OB/XF |           |      |            |    |        |  |  |  |  | 0 |  |  |  |  |  |  |  |  |  |
| 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                        | 000100           | C           | RES                  |              | 0                      |                    | RSF-1    | 0.00      | 0.00        | 1.00           | LT             |         | 1.00        | 1.00   | 1.00     | 100,000.00             | 100,000.00     | 100,000    |                             |             |           |      |            |    |        |  |  |  |  |   |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                        |                    |          |           |             |                |                |         |             |        |          |                        |                |            |                             |             |           |      |            |    |        |  |  |  |  |   |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                        |                    |          |           |             |                |                |         |             |        |          |                        |                |            |                             |             |           |      |            |    |        |  |  |  |  |   |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                        |                    |          |           |             |                |                |         |             |        |          |                        |                |            |                             |             |           |      |            |    |        |  |  |  |  |   |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                        |                    |          |           |             |                |                |         |             |        |          |                        |                |            |                             |             |           |      |            |    |        |  |  |  |  |   |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                        |                    |          |           |             |                |                |         |             |        |          |                        |                |            |                             |             |           |      |            |    |        |  |  |  |  |   |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                        |                    |          |           |             |                |                |         |             |        |          |                        |                |            |                             |             |           |      |            |    |        |  |  |  |  |   |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                        |                    |          |           |             |                |                |         |             |        |          |                        |                |            |                             |             |           |      |            |    |        |  |  |  |  |   |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                        |                    |          |           |             |                |                |         |             |        |          |                        |                |            |                             |             |           |      |            |    |        |  |  |  |  |   |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                        |                    |          |           |             |                |                |         |             |        |          |                        |                |            |                             |             |           |      |            |    |        |  |  |  |  |   |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                        |                    |          |           |             |                |                |         |             |        |          |                        |                |            |                             |             |           |      |            |    |        |  |  |  |  |   |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                        |                    |          |           |             |                |                |         |             |        |          |                        |                |            |                             |             |           |      |            |    |        |  |  |  |  |   |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                        |                    |          |           |             |                |                |         |             |        |          |                        |                |            |                             |             |           |      |            |    |        |  |  |  |  |   |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                        |                    |          |           |             |                |                |         |             |        |          |                        |                |            |                             |             |           |      |            |    |        |  |  |  |  |   |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                        |                    |          |           |             |                |                |         |             |        |          |                        |                |            |                             |             |           |      |            |    |        |  |  |  |  |   |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                        |                    |          |           |             |                |                |         |             |        |          |                        |                |            |                             |             |           |      |            |    |        |  |  |  |  |   |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                        |                    |          |           |             |                |                |         |             |        |          |                        |                |            |                             |             |           |      |            |    |        |  |  |  |  |   |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                        |                    |          |           |             |                |                |         |             |        |          |                        |                |            |                             |             |           |      |            |    |        |  |  |  |  |   |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                        |                    |          |           |             |                |                |         |             |        |          |                        |                |            |                             |             |           |      |            |    |        |  |  |  |  |   |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                        |                    |          |           |             |                |                |         |             |        |          |                        |                |            |                             |             |           |      |            |    |        |  |  |  |  |   |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                        |                    |          |           |             |                |                |         |             |        |          |                        |                |            |                             |             |           |      |            |    |        |  |  |  |  |   |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                        |                    |          |           |             |                |                |         |             |        |          |                        |                |            |                             |             |           |      |            |    |        |  |  |  |  |   |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                        |                    |          |           |             |                |                |         |             |        |          |                        |                |            |                             |             |           |      |            |    |        |  |  |  |  |   |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                        |                    |          |           |             |                |                |         |             |        |          |                        |                |            |                             |             |           |      |            |    |        |  |  |  |  |   |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                        |                    |          |           |             |                |                |         |             |        |          |                        |                |            |                             |             |           |      |            |    |        |  |  |  |  |   |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                        |                    |          |           |             |                |                |         |             |        |          |                        |                |            |                             |             |           |      |            |    |        |  |  |  |  |   |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                        |                    |          |           |             |                |                |         |             |        |          |                        |                |            |                             |             |           |      |            |    |        |  |  |  |  |   |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                        |                    |          |           |             |                |                |         |             |        |          |                        |                |            |                             |             |           |      |            |    |        |  |  |  |  |   |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                        |                    |          |           |             |                |                |         |             |        |          |                        |                |            |                             |             |           |      |            |    |        |  |  |  |  |   |  |  |  |  |  |  |  |  |  |
|                          |                  |             |                      |              |                        |                    |          |           |             |                |                |         |             |        |          |                        |                |            |                             |             |           |      |            |    |        |  |  |  |  |   |  |  |  |  |  |  |  |  |  |