

**SOUTH FLETCHER PROPERTIES LLC**  
960194 GATEWAY BLVD STE #101  
FERNANDINA BEACH, FL 32034

00-00-30-0760-0040-0020

| 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: 8              |  |  |  |  |  |  |  |  |  |
|                          |  |  |    |  |  |              |  |  |      |                    |           |             |                |                |     |     |      |      |  |                        |        |                   | Tax Dist:                 |  |  |  |  |  |  |  |  |  |
|                          |  |  |    |  |  |              |  |  |      |                    |           |             |                |                |     |     |      |      |  |                        |        |                   | BUILDING MARKET VALUE     |  |  |  |  |  |  |  |  |  |
|                          |  |  |    |  |  |              |  |  |      |                    |           |             |                |                |     |     |      |      |  |                        |        |                   | TOTAL MARKET OB/XF VALUE  |  |  |  |  |  |  |  |  |  |
|                          |  |  |    |  |  |              |  |  |      |                    |           |             |                |                |     |     |      |      |  |                        |        |                   | TOTAL LAND VALUE - MARKET |  |  |  |  |  |  |  |  |  |
|                          |  |  |    |  |  |              |  |  |      |                    |           |             |                |                |     |     |      |      |  |                        |        |                   | TOTAL MARKET VALUE        |  |  |  |  |  |  |  |  |  |
|                          |  |  |    |  |  |              |  |  |      |                    |           |             |                |                |     |     |      |      |  |                        |        |                   | SOH/AGL Deduction         |  |  |  |  |  |  |  |  |  |
|                          |  |  |    |  |  |              |  |  |      |                    |           |             |                |                |     |     |      |      |  |                        |        |                   | ASSESSED VALUE            |  |  |  |  |  |  |  |  |  |
|                          |  |  |    |  |  |              |  |  |      |                    |           |             |                |                |     |     |      |      |  |                        |        |                   | TOTAL EXEMPTION VALUE     |  |  |  |  |  |  |  |  |  |
|                          |  |  |    |  |  |              |  |  |      |                    |           |             |                |                |     |     |      |      |  |                        |        |                   | BASE TAXABLE VALUE        |  |  |  |  |  |  |  |  |  |
|                          |  |  |    |  |  |              |  |  |      |                    |           |             |                |                |     |     |      |      |  |                        |        |                   | TOTAL JUST VALUE          |  |  |  |  |  |  |  |  |  |
|                          |  |  |    |  |  |              |  |  |      |                    |           |             |                |                |     |     |      |      |  |                        |        |                   | NCON VALUE                |  |  |  |  |  |  |  |  |  |
|                          |  |  |    |  |  |              |  |  |      |                    |           |             |                |                |     |     |      |      |  |                        |        |                   | INCOME VALUE              |  |  |  |  |  |  |  |  |  |
|                          |  |  |    |  |  |              |  |  |      |                    |           |             |                |                |     |     |      |      |  |                        |        |                   | PREVIOUS YEAR MKT VALUE   |  |  |  |  |  |  |  |  |  |
|                          |  |  |    |  |  |              |  |  |      |                    |           |             |                |                |     |     |      |      |  |                        |        |                   |                           |  |  |  |  |  |  |  |  |  |
|                          |  |  |    |  |  |              |  |  |      |                    |           |             |                |                |     |     |      |      |  |                        |        |                   |                           |  |  |  |  |  |  |  |  |  |
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|                          |  |  |    |  |  |              |  |  |      |                    |           |             |                |                |     |     |      |      |  |                        |        |                   |                           |  |  |  |  |  |  |  |  |  |
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|                          |  |  |    |  |  |              |  |  |      |                    |           |             |                |                |     |     |      |      |  |                        |        |                   |                           |  |  |  |  |  |  |  |  |  |
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|                          |  |  |    |  |  |              |  |  |      |                    |           |             |                |                |     |     |      |      |  |                        |        |                   |                           |  |  |  |  |  |  |  |  |  |
|                          |  |  |    |  |  |              |  |  |      |                    |           |             |                |                |     |     |      |      |  |                        |        |                   |                           |  |  |  |  |  |  |  |  |  |
|                          |  |  |    |  |  |              |  |  |      |                    |           |             |                |                |     |     |      |      |  |                        |        |                   |                           |  |  |  |  |  |  |  |  |  |
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|                          |  |  |    |  |  |              |  |  |      |                    |           |             |                |                |     |     |      |      |  |                        |        |                   |                           |  |  |  |  |  |  |  |  |  |
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|                          |  |  |    |  |  |              |  |  |      |                    |           |             |                |                |     |     |      |      |  |                        |        |                   |                           |  |  |  |  |  |  |  |  |  |
|                          |  |  |    |  |  |              |  |  |      |                    |           |             |                |                |     |     |      |      |  |                        |        |                   |                           |  |  |  |  |  |  |  |  |  |
|                          |  |  |    |  |  |              |  |  |      |                    |           |             |                |                |     |     |      |      |  |                        |        |                   |                           |  |  |  |  |  |  |  |  |  |
|                          |  |  |    |  |  |              |  |  |      |                    |           |             |                |                |     |     |      |      |  |                        |        |                   |                           |  |  |  |  |  |  |  |  |  |
|                          |  |  |    |  |  |              |  |  |      |                    |           |             |                |                |     |     |      |      |  |                        |        |                   |                           |  |  |  |  |  |  |  |  |  |
|                          |  |  |    |  |  |              |  |  |      |                    |           |             |                |                |     |     |      |      |  |                        |        |                   |                           |  |  |  |  |  |  |  |  |  |
|                          |  |  |    |  |  |              |  |  |      |                    |           |             |                |                |     |     |      |      |  |                        |        |                   |                           |  |  |  |  |  |  |  |  |  |
|                          |  |  |    |  |  |              |  |  |      |                    |           |             |                |                |     |     |      |      |  |                        |        |                   |                           |  |  |  |  |  |  |  |  |  |
|                          |  |  |    |  |  |              |  |  |      |                    |           |             |                |                |     |     |      |      |  |                        |        |                   |                           |  |  |  |  |  |  |  |  |  |
|                          |  |  |    |  |  |              |  |  |      |                    |           |             |                |                |     |     |      |      |  |                        |        |                   |                           |  |  |  |  |  |  |  |  |  |
|                          |  |  |    |  |  |              |  |  |      |                    |           |             |                |                |     |     |      |      |  |                        |        |                   |                           |  |  |  |  |  |  |  |  |  |
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|                          |  |  |    |  |  |              |  |  |      |                    |           |             |                |                |     |     |      |      |  |                        |        |                   |                           |  |  |  |  |  |  |  |  |  |
|                          |  |  |    |  |  |              |  |  |      |                    |           |             |                |                |     |     |      |      |  |                        |        |                   |                           |  |  |  |  |  |  |  |  |  |
|                          |  |  |    |  |  |              |  |  |      |                    |           |             |                |                |     |     |      |      |  |                        |        |                   |                           |  |  |  |  |  |  |  |  |  |
|                          |  |  |    |  |  |              |  |  |      |                    |           |             |                |                |     |     |      |      |  |                        |        |                   |                           |  |  |  |  |  |  |  |  |  |
|                          |  |  |    |  |  |              |  |  |      |                    |           |             |                |                |     |     |      |      |  |                        |        |                   |                           |  |  |  |  |  |  |  |  |  |
|                          |  |  |    |  |  |              |  |  |      |                    |           |             |                |                |     |     |      |      |  |                        |        |                   |                           |  |  |  |  |  |  |  |  |  |
|                          |  |  |    |  |  |              |  |  |      |                    |           |             |                |                |     |     |      |      |  |                        |        |                   |                           |  |  |  |  |  |  |  |  |  |
|                          |  |  |    |  |  |              |  |  |      |                    |           |             |                |                |     |     |      |      |  |                        |        |                   |                           |  |  |  |  |  |  |  |  |  |
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|                          |  |  |    |  |  |              |  |  |      |                    |           |             |                |                |     |     |      |      |  |                        |        |                   |                           |  |  |  |  |  |  |  |  |  |
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|                          |  |  |    |  |  |              |  |  |      |                    |           |             |                |                |     |     |      |      |  |                        |        |                   |                           |  |  |  |  |  |  |  |  |  |
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|                          |  |  |    |  |  |              |  |  |      |                    |           |             |                |                |     |     |      |      |  |                        |        |                   |                           |  |  |  |  |  |  |  |  |  |
|                          |  |  |    |  |  |              |  |  |      |                    |           |             |                |                |     |     |      |      |  |                        |        |                   |                           |  |  |  |  |  |  |  |  |  |
|                          |  |  |    |  |  |              |  |  |      |                    |           |             |                |                |     |     |      |      |  |                        |        |                   |                           |  |  |  |  |  |  |  |  |  |
|                          |  |  |    |  |  |              |  |  |      |                    |           |             |                |                |     |     |      |      |  |                        |        |                   |                           |  |  |  |  |  |  |  |  |  |
|                          |  |  |    |  |  |              |  |  |      |                    |           |             |                |                |     |     |      |      |  |                        |        |                   |                           |  |  |  |  |  |  |  |  |  |
|                          |  |  |    |  |  |              |  |  |      |                    |           |             |                |                |     |     |      |      |  |                        |        |                   |                           |  |  |  |  |  |  |  |  |  |
|                          |  |  |    |  |  |              |  |  |      |                    |           |             |                |                |     |     |      |      |  |                        |        |                   |                           |  |  |  |  |  |  |  |  |  |
|                          |  |  |    |  |  |              |  |  |      |                    |           |             |                |                |     |     |      |      |  |                        |        |                   |                           |  |  |  |  |  |  |  |  |  |
|                          |  |  |    |  |  |              |  |  |      |                    |           |             |                |                |     |     |      |      |  |                        |        |                   |                           |  |  |  |  |  |  |  |  |  |
|                          |  |  |    |  |  |              |  |  |      |                    |           |             |                |                |     |     |      |      |  |                        |        |                   |                           |  |  |  |  |  |  |  |  |  |
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