

**SHREE RADHE SHYAM LLC/  
552428 US HWY 1  
HILLIARD, FL 32046**

**08-3N-24-2380-0010-0022**

| BUILDING CHARACTERISTICS |                  |                   |                      |              |                           |          |           |        |             | MARKET ADJUSTMENTS  |           |           |             |                |                |                 |            |                             |      | NASSAU COUNTY PROPERTY                         |       |        |              |                           |  |  |  |  |  |  |  |
|--------------------------|------------------|-------------------|----------------------|--------------|---------------------------|----------|-----------|--------|-------------|---------------------|-----------|-----------|-------------|----------------|----------------|-----------------|------------|-----------------------------|------|------------------------------------------------|-------|--------|--------------|---------------------------|--|--|--|--|--|--|--|
| CONSTRUCTION             |                  |                   |                      |              |                           |          |           |        |             | VALUATION SUMMARY   |           |           |             |                |                |                 |            |                             |      | PAGE 1 of 2                                    |       |        |              |                           |  |  |  |  |  |  |  |
| ELEMENT                  | CD               |                   |                      |              |                           |          |           |        |             | TYPE                | MDL       | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB             | EYB        | ECON                        | FNCT | AP                                             | NORM  | % COND |              |                           |  |  |  |  |  |  |  |
| Exterior Wall            | 05               | AVERAGE 50        |                      |              |                           |          |           |        |             | 2101                | 04        | 1,577     | 68.1345     | 121.79         | 192,063        | 1960            | 1975       | 0                           | 0    | 5                                              | 79.00 | 16.00  | VALUATION BY |                           |  |  |  |  |  |  |  |
| Exterior Wall            | 15               | CONC BLOCK 50     |                      |              |                           |          |           |        |             | 1 RSTARANT 1 0% - 0 |           |           |             |                |                |                 |            |                             |      |                                                |       |        |              | STANDARD                  |  |  |  |  |  |  |  |
| Roof Structur            | 04               | WOOD TRUSS 100    |                      |              |                           |          |           |        |             | Heated Area: 1548   |           |           |             |                |                |                 |            |                             |      |                                                |       |        |              | Tax Group: 3              |  |  |  |  |  |  |  |
| Roof Cover               | 03               | COMP SHNGL 100    |                      |              |                           |          |           |        |             |                     |           |           |             |                |                |                 |            |                             |      |                                                |       |        |              | Tax Dist:                 |  |  |  |  |  |  |  |
| Interior Wall            | 01               | MINIMUM 100       |                      |              |                           |          |           |        |             |                     |           |           |             |                |                |                 |            |                             |      |                                                |       |        |              | BUILDING MARKET VALUE     |  |  |  |  |  |  |  |
| Interior Floo            | 13               | LVT/LAMNT 60      |                      |              |                           |          |           |        |             |                     |           |           |             |                |                |                 |            |                             |      |                                                |       |        |              | TOTAL MARKET OB/XF VALUE  |  |  |  |  |  |  |  |
| Interior Floo            | 03               | CONC FINSH 40     |                      |              |                           |          |           |        |             |                     |           |           |             |                |                |                 |            |                             |      |                                                |       |        |              | TOTAL LAND VALUE - MARKET |  |  |  |  |  |  |  |
| Ceiling                  | 03               | PART.FIN. 100     |                      |              |                           |          |           |        |             |                     |           |           |             |                |                |                 |            |                             |      |                                                |       |        |              | TOTAL MARKET VALUE        |  |  |  |  |  |  |  |
| Air Condition            | 02               | WINDOW 100        |                      |              |                           |          |           |        |             |                     |           |           |             |                |                |                 |            |                             |      |                                                |       |        |              | SOH/AGL Deduction         |  |  |  |  |  |  |  |
| Heating Type             | 03               | FORCED AIR 100    |                      |              |                           |          |           |        |             |                     |           |           |             |                |                |                 |            |                             |      |                                                |       |        |              | ASSESSED VALUE            |  |  |  |  |  |  |  |
| Fixtures                 | 7                | 100               |                      |              |                           |          |           |        |             |                     |           |           |             |                |                |                 |            |                             |      |                                                |       |        |              | TOTAL EXEMPTION VALUE     |  |  |  |  |  |  |  |
| Frame                    | 03               | MASONRY 100       |                      |              |                           |          |           |        |             |                     |           |           |             |                |                |                 |            |                             |      |                                                |       |        |              | BASE TAXABLE VALUE        |  |  |  |  |  |  |  |
| Common Wall              | 14               | 100               |                      |              |                           |          |           |        |             |                     |           |           |             |                |                |                 |            |                             |      |                                                |       |        |              | TOTAL JUST VALUE          |  |  |  |  |  |  |  |
| Story Height             | 8                | 100               |                      |              |                           |          |           |        |             |                     |           |           |             |                |                |                 |            |                             |      |                                                |       |        |              | NCON VALUE                |  |  |  |  |  |  |  |
| RMS                      | 3                | 100               |                      |              |                           |          |           |        |             |                     |           |           |             |                |                |                 |            |                             |      |                                                |       |        |              | INCOME VALUE              |  |  |  |  |  |  |  |
| Stories                  | 1.               | 1. 100            |                      |              |                           |          |           |        |             |                     |           |           |             |                |                |                 |            |                             |      |                                                |       |        |              | PREVIOUS YEAR MKT VALUE   |  |  |  |  |  |  |  |
| Units                    | 0                | 100               |                      |              |                           |          |           |        |             |                     |           |           |             |                |                |                 |            |                             |      |                                                |       |        |              |                           |  |  |  |  |  |  |  |
| BUD8 Adjustme            | 03               | DIST HI 100       |                      |              |                           |          |           |        |             |                     |           |           |             |                |                |                 |            |                             |      |                                                |       |        |              |                           |  |  |  |  |  |  |  |
| Quantity                 | 00               | ONE 100           |                      |              |                           |          |           |        |             |                     |           |           |             |                |                |                 |            |                             |      |                                                |       |        |              |                           |  |  |  |  |  |  |  |
| DOR CODE                 | 3900             | HOTELS AND MOTELS |                      |              |                           |          |           |        |             |                     |           |           |             |                |                |                 |            |                             |      |                                                |       |        |              |                           |  |  |  |  |  |  |  |
| MAP NUM                  |                  | MKT AREA          |                      |              |                           |          |           |        |             |                     |           |           |             |                |                |                 |            |                             |      |                                                |       |        |              |                           |  |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC         | 6002             | 00                |                      |              |                           |          |           |        |             |                     |           |           |             |                |                |                 |            |                             |      |                                                |       |        |              |                           |  |  |  |  |  |  |  |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE       | YEAR                 | TOT ADJ AREA | SUBAREA MARKET VALUE      |          |           |        |             |                     |           |           |             |                |                |                 |            |                             |      |                                                |       |        |              |                           |  |  |  |  |  |  |  |
| BAS                      | 1,112            | 100               | 1993                 | 1,112        | 21,669                    |          |           |        |             |                     |           |           |             |                |                |                 |            |                             |      |                                                |       |        |              |                           |  |  |  |  |  |  |  |
| BAS                      | 180              | 100               | 2008                 | 180          | 3,508                     |          |           |        |             |                     |           |           |             |                |                |                 |            |                             |      |                                                |       |        |              |                           |  |  |  |  |  |  |  |
| BAS                      | 256              | 100               | 2008                 | 256          | 4,988                     |          |           |        |             |                     |           |           |             |                |                |                 |            |                             |      |                                                |       |        |              |                           |  |  |  |  |  |  |  |
| CAN                      | 96               | 30                | 1997                 | 29           | 565                       |          |           |        |             |                     |           |           |             |                |                |                 |            |                             |      |                                                |       |        |              |                           |  |  |  |  |  |  |  |
| TOTALS                   | 1,644            |                   |                      | 1,577        | 30,730                    |          |           |        |             |                     |           |           |             |                |                |                 |            |                             |      |                                                |       |        |              |                           |  |  |  |  |  |  |  |
| EXTRA FEATURES           |                  |                   |                      |              | 551664 US HWY 1, HILLIARD |          |           |        |             |                     |           |           |             |                |                |                 |            |                             |      | BLD DATE 07/22/2024 REA LGL DATE 05/13/2026 DC |       |        |              |                           |  |  |  |  |  |  |  |
| 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                        | 0803             | ASPHALT C         | 0                    | 0            | 0                         | 0        | 10,891.00 | SF     | 2.00        | 2.00                | 100       | 1970      | 1970        | 3              | 50             | 10,891          |            |                             |      |                                                |       |        |              |                           |  |  |  |  |  |  |  |
| 2                        | 4950             | BOLLARD           | 0                    | 0            | 0                         | 0        | 7.00      | UT     | 100.00      | 100.00              | 100       | 1990      | 1990        | 3              | 100            | 700             |            |                             |      |                                                |       |        |              |                           |  |  |  |  |  |  |  |
| 3                        | 0940             | SHEDS/PORT        | 0                    | 0            | 19                        | 12       | 228.00    | SF     | 30.00       | 30.00               | 100       | 1990      | 1990        | 3              | 20             | 1,368           |            |                             |      |                                                |       |        |              |                           |  |  |  |  |  |  |  |
| 4                        | 0351             | CARPORT MT        | 0                    | 0            | 20                        | 12       | 240.00    | SF     | 10.00       | 10.00               | 100       | 2009      | 2009        | 3              | 31             | 744             |            |                             |      |                                                |       |        |              |                           |  |  |  |  |  |  |  |
| 5                        | 0350             | CARPORT WD        | 0                    | 0            | 13                        | 12       | 156.00    | SF     | 13.00       | 13.00               | 100       | 2014      | 2014        | 3              | 55             | 1,115           |            |                             |      |                                                |       |        |              |                           |  |  |  |  |  |  |  |
|                          |                  |                   |                      |              |                           |          |           |        |             |                     |           |           |             |                |                |                 |            |                             |      |                                                |       |        |              |                           |  |  |  |  |  |  |  |
|                          |                  |                   |                      |              |                           |          |           |        |             |                     |           |           |             |                |                |                 |            |                             |      |                                                |       |        |              |                           |  |  |  |  |  |  |  |
|                          |                  |                   |                      |              |                           |          |           |        |             |                     |           |           |             |                |                |                 |            |                             |      |                                                |       |        |              |                           |  |  |  |  |  |  |  |
|                          |                  |                   |                      |              |                           |          |           |        |             |                     |           |           |             |                |                |                 |            |                             |      |                                                |       |        |              |                           |  |  |  |  |  |  |  |
|                          |                  |                   |                      |              |                           |          |           |        |             |                     |           |           |             |                |                |                 |            |                             |      |                                                |       |        |              |                           |  |  |  |  |  |  |  |
|                          |                  |                   |                      |              |                           |          |           |        |             |                     |           |           |             |                |                |                 |            |                             |      |                                                |       |        |              |                           |  |  |  |  |  |  |  |
|                          |                  |                   |                      |              |                           |          |           |        |             |                     |           |           |             |                |                |                 |            |                             |      |                                                |       |        |              |                           |  |  |  |  |  |  |  |
| LAND DESCRIPTION         |                  |                   |                      |              |                           |          |           |        |             | TOTAL OB/XF 14,818  |           |           |             |                |                |                 |            |                             |      |                                                |       |        |              |                           |  |  |  |  |  |  |  |
| L N                      | USE CODE         | CLS               | LAND USE DESCRIPTION | CAP          | R D                       | LOC ZONE | FRONT     | DEPTH  | TOT LND UTS | UNIT TYPE           | D T       | DPHT FACT | % COND      | TOT ADJ        | UNIT PRICE     | ADJ UNIT PRICE  | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY                                        | DECL  | FRZ    | YR           | CONSRV                    |  |  |  |  |  |  |  |
| 1                        | 003900           | C                 | MOTEL                | 0            | 0004                      | C-1      | 195.00    | 130.00 | 34,760.00   | SF                  |           | 1.00      | 1.00        | 1.00           | 4.00           | 4.00            | 139,040    |                             |      |                                                |       |        |              |                           |  |  |  |  |  |  |  |
|                          |                  |                   |                      |              |                           |          |           |        |             |                     |           |           |             |                |                |                 |            |                             |      |                                                |       |        |              |                           |  |  |  |  |  |  |  |
|                          |                  |                   |                      |              |                           |          |           |        |             |                     |           |           |             |                |                |                 |            |                             |      |                                                |       |        |              |                           |  |  |  |  |  |  |  |
|                          |                  |                   |                      |              |                           |          |           |        |             |                     |           |           |             |                |                |                 |            |                             |      |                                                |       |        |              |                           |  |  |  |  |  |  |  |
|                          |                  |                   |                      |              |                           |          |           |        |             |                     |           |           |             |                |                |                 |            |                             |      |                                                |       |        |              |                           |  |  |  |  |  |  |  |
|                          |                  |                   |                      |              |                           |          |           |        |             |                     |           |           |             |                |                |                 |            |                             |      |                                                |       |        |              |                           |  |  |  |  |  |  |  |
|                          |                  |                   |                      |              |                           |          |           |        |             |                     |           |           |             |                |                |                 |            |                             |      |                                                |       |        |              |                           |  |  |  |  |  |  |  |
|                          |                  |                   |                      |              |                           |          |           |        |             |                     |           |           |             |                |                |                 |            |                             |      |                                                |       |        |              |                           |  |  |  |  |  |  |  |
|                          |                  |                   |                      |              |                           |          |           |        |             |                     |           |           |             |                |                |                 |            |                             |      |                                                |       |        |              |                           |  |  |  |  |  |  |  |
|                          |                  |                   |                      |              |                           |          |           |        |             |                     |           |           |             |                |                |                 |            |                             |      |                                                |       |        |              |                           |  |  |  |  |  |  |  |
|                          |                  |                   |                      |              |                           |          |           |        |             |                     |           |           |             |                |                |                 |            |                             |      |                                                |       |        |              |                           |  |  |  |  |  |  |  |
|                          |                  |                   |                      |              |                           |          |           |        |             |                     |           |           |             |                |                |                 |            |                             |      |                                                |       |        |              |                           |  |  |  |  |  |  |  |
|                          |                  |                   |                      |              |                           |          |           |        |             |                     |           |           |             |                |                |                 |            |                             |      |                                                |       |        |              |                           |  |  |  |  |  |  |  |
|                          |                  |                   |                      |              |                           |          |           |        |             |                     |           |           |             |                |                |                 |            |                             |      |                                                |       |        |              |                           |  |  |  |  |  |  |  |
|                          |                  |                   |                      |              |                           |          |           |        |             |                     |           |           |             |                |                |                 |            |                             |      |                                                |       |        |              |                           |  |  |  |  |  |  |  |
|                          |                  |                   |                      |              |                           |          |           |        |             |                     |           |           |             |                |                |                 |            |                             |      |                                                |       |        |              |                           |  |  |  |  |  |  |  |
|                          |                  |                   |                      |              |                           |          |           |        |             |                     |           |           |             |                |                |                 |            |                             |      |                                                |       |        |              |                           |  |  |  |  |  |  |  |
|                          |                  |                   |                      |              |                           |          |           |        |             |                     |           |           |             |                |                |                 |            |                             |      |                                                |       |        |              |                           |  |  |  |  |  |  |  |
|                          |                  |                   |                      |              |                           |          |           |        |             |                     |           |           |             |                |                |                 |            |                             |      |                                                |       |        |              |                           |  |  |  |  |  |  |  |
|                          |                  |                   |                      |              |                           |          |           |        |             |                     |           |           |             |                |                |                 |            |                             |      |                                                |       |        |              |                           |  |  |  |  |  |  |  |
|                          |                  |                   |                      |              |                           |          |           |        |             |                     |           |           |             |                |                |                 |            |                             |      |                                                |       |        |              |                           |  |  |  |  |  |  |  |
|                          |                  |                   |                      |              |                           |          |           |        |             |                     |           |           |             |                |                |                 |            |                             |      |                                                |       |        |              |                           |  |  |  |  |  |  |  |
|                          |                  |                   |                      |              |                           |          |           |        |             |                     |           |           |             |                |                |                 |            |                             |      |                                                |       |        |              |                           |  |  |  |  |  |  |  |
|                          |                  |                   |                      |              |                           |          |           |        |             |                     |           |           |             |                |                |                 |            |                             |      |                                                |       |        |              |                           |  |  |  |  |  |  |  |
|                          |                  |                   |                      |              |                           |          |           |        |             |                     |           |           |             |                |                |                 |            |                             |      |                                                |       |        |              |                           |  |  |  |  |  |  |  |
|                          |                  |                   |                      |              |                           |          |           |        |             |                     |           |           |             |                |                |                 |            |                             |      |                                                |       |        |              |                           |  |  |  |  |  |  |  |
|                          |                  |                   |                      |              |                           |          |           |        |             |                     |           |           |             |                |                |                 |            |                             |      |                                                |       |        |              |                           |  |  |  |  |  |  |  |
|                          |                  |                   |                      |              |                           |          |           |        |             |                     |           |           |             |                |                |                 |            |                             |      |                                                |       |        |              |                           |  |  |  |  |  |  |  |
|                          |                  |                   |                      |              |                           |          |           |        |             |                     |           |           |             |                |                |                 |            |                             |      |                                                |       |        |              |                           |  |  |  |  |  |  |  |
|                          |                  |                   |                      |              |                           |          |           |        |             |                     |           |           |             |                |                |                 |            |                             |      |                                                |       |        |              |                           |  |  |  |  |  |  |  |

**SHREE RADHE SHYAM LLC/  
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