

IN OR 2424/1367  
ESMT PT OR 1249/853  
ESMT OR 1401/868

FIP MASTER FUNDING II LLC/  
2425 E CAMELBACK RD STE 700  
PHOENIX, AZ 85016

2026

25-2N-28-0000-0002-0870



| 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  | PAGE 1 of 2           |                                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| Exterior Wall                                                                                                   | 15               | CONC BLOCK 100 | 2603                                                                                                                                                                                                                                                                                                                          | 04           | 3,688                | 77.8680              | 114.27         | 421,428        | 2006        | 2006           | 0         | 0         | 16.00       | 84.00   | VALUATION BY STANDARD |                                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| Roof Structur                                                                                                   | 04               | WOOD TRUSS 100 | 1 FULLCARWSH 0% - 0                                                                                                                                                                                                                                                                                                           |              |                      |                      |                |                |             |                |           |           |             |         |                       | Tax Group: 4 Tax Dist:            |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| Roof Cover                                                                                                      | 12               | MODULAR MT 100 | Heated Area: 2590                                                                                                                                                                                                                                                                                                             |              |                      |                      |                |                |             |                |           |           |             |         |                       | BUILDING MARKET VALUE 354,000     |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| Interior Wall                                                                                                   | 01               | MINIMUM 100    | HX Base Yr                                                                                                                                                                                                                                                                                                                    |              |                      |                      |                |                |             |                |           |           |             |         |                       | TOTAL MARKET OB/XF VALUE 72,017   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| Interior Floo                                                                                                   | 03               | CONC FINSH 100 | <div><div><div>26</div><div>15</div><div>CDN 2016</div><div>15</div><div>26</div></div><div><div>19</div><div>18</div><div>70</div><div>BAS 2006</div><div>70</div><div>BAS 2007</div><div>70</div><div>19</div><div>18</div></div><div><div>25</div><div>110</div><div>CDN 2016</div><div>110</div><div>25</div></div></div> |              |                      |                      |                |                |             |                |           |           |             |         |                       | TOTAL LAND VALUE - MARKET 647,759 |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| Ceiling                                                                                                         | 02               | F.NOT SUS 100  |                                                                                                                                                                                                                                                                                                                               |              |                      |                      |                |                |             |                |           |           |             |         |                       | TOTAL MARKET VALUE 1,073,776      |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| Air Condition                                                                                                   | 01               | NONE 100       |                                                                                                                                                                                                                                                                                                                               |              |                      |                      |                |                |             |                |           |           |             |         |                       | SOH/AGL Deduction 119,327         |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| Heating Type                                                                                                    | 01               | NONE 100       |                                                                                                                                                                                                                                                                                                                               |              |                      |                      |                |                |             |                |           |           |             |         |                       | ASSESSED VALUE 954,449            |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| Fixtures                                                                                                        | 2                | 100            |                                                                                                                                                                                                                                                                                                                               |              |                      |                      |                |                |             |                |           |           |             |         |                       | TOTAL EXEMPTION VALUE 0           |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| Frame                                                                                                           | 03               | MASONRY 100    |                                                                                                                                                                                                                                                                                                                               |              |                      |                      |                |                |             |                |           |           |             |         |                       | BASE TAXABLE VALUE 954,449        |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| Story Height                                                                                                    | 12               | 100            |                                                                                                                                                                                                                                                                                                                               |              |                      |                      |                |                |             |                |           |           |             |         |                       | TOTAL JUST VALUE 1,073,776        |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| RMS                                                                                                             | 2                | 100            |                                                                                                                                                                                                                                                                                                                               |              |                      |                      |                |                |             |                |           |           |             |         |                       | NCON VALUE 0                      |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| Stories                                                                                                         | 1.               | 1. 100         |                                                                                                                                                                                                                                                                                                                               |              |                      |                      |                |                |             |                |           |           |             |         |                       | INCOME VALUE                      |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| Units                                                                                                           | 0                | 100            |                                                                                                                                                                                                                                                                                                                               |              |                      |                      |                |                |             |                |           |           |             |         |                       | PREVIOUS YEAR MKT VALUE 978,309   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| Occupancy                                                                                                       | 00               | NONE 100       |                                                                                                                                                                                                                                                                                                                               |              |                      |                      |                |                |             |                |           |           |             |         |                       |                                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| Quality 05 Quality Level 05                                                                                     |                  |                |                                                                                                                                                                                                                                                                                                                               |              |                      |                      |                |                |             |                |           |           |             |         |                       |                                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| DOR CODE 2610 CAR WASH                                                                                          |                  |                |                                                                                                                                                                                                                                                                                                                               |              |                      |                      |                |                |             |                |           |           |             |         |                       |                                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| MAP NUM MKT AREA 04                                                                                             |                  |                |                                                                                                                                                                                                                                                                                                                               |              |                      |                      |                |                |             |                |           |           |             |         |                       |                                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| NEIGHBORHOOD/LOC 4002.00                                                                                        |                  |                |                                                                                                                                                                                                                                                                                                                               |              |                      |                      |                |                |             |                |           |           |             |         |                       |                                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| AREA TYPE                                                                                                       | TOTAL GROSS AREA | PCT OF BASE    | YEAR                                                                                                                                                                                                                                                                                                                          | TOT ADJ AREA | SUBAREA MARKET VALUE |                      |                |                |             |                |           |           |             |         |                       |                                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| BAS                                                                                                             | 1,330            | 100            | 2006                                                                                                                                                                                                                                                                                                                          | 1,330        | 127,662              |                      |                |                |             |                |           |           |             |         |                       |                                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| BAS                                                                                                             | 1,260            | 100            | 2007                                                                                                                                                                                                                                                                                                                          | 1,260        | 120,943              |                      |                |                |             |                |           |           |             |         |                       |                                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| CDN                                                                                                             | 390              | 35             | 2016                                                                                                                                                                                                                                                                                                                          | 136          | 13,054               |                      |                |                |             |                |           |           |             |         |                       |                                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| CDN                                                                                                             | 2,750            | 35             | 2016                                                                                                                                                                                                                                                                                                                          | 962          | 92,340               |                      |                |                |             |                |           |           |             |         |                       |                                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| TOTALS                                                                                                          | 5,730            |                |                                                                                                                                                                                                                                                                                                                               | 3,688        | 354,000              |                      |                |                |             |                |           |           |             |         |                       |                                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| EXTRA FEATURES                                                                                                  |                  |                |                                                                                                                                                                                                                                                                                                                               |              |                      | 463929 SR 200, YULEE |                |                |             |                |           |           |             |         |                       |                                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| L N                                                                                                             | OB/XF CODE       | DESCRIPTION    | BLD                                                                                                                                                                                                                                                                                                                           | CAP          | L                    | W                    | UNITS          | UT             | Adj R       | ADJ UNIT PRICE | ORIG COND | YEAR ON   | YEAR ACTUAL | Q       | % COND                | OB/XF MKT VALUE                   | NOTES      |                             |      |         |      |     |    |        |  |  |  |  |  |
| 1                                                                                                               | 0812             | CONCRETE C     | 0                                                                                                                                                                                                                                                                                                                             | 0            | 0                    | 0                    | 10,423.00      | SF             | 4.00        | 4.00           | 100       | 2006      | 2006        | 3       | 84                    | 35,021                            |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| 2                                                                                                               | 0476             | VF 6 SBPL      | 0                                                                                                                                                                                                                                                                                                                             | 0            | 0                    | 0                    | 38.00          | LF             | 32.00       | 32.00          | 100       | 2006      | 2006        | 3       | 64                    | 778                               |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| 3                                                                                                               | 0400             | CONC CURB      | 0                                                                                                                                                                                                                                                                                                                             | 0            | 0                    | 0                    | 12.00          | LF             | 15.00       | 15.00          | 100       | 2006      | 2006        | 3       | 88                    | 158                               |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| 4                                                                                                               | 0812             | CONCRETE C     | 0                                                                                                                                                                                                                                                                                                                             | 0            | 0                    | 0                    | 6,050.00       | SF             | 4.00        | 4.00           | 100       | 2016      | 2016        | 3       | 95                    | 22,990                            |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| 5                                                                                                               | 0351             | CARPORT MT     | 0                                                                                                                                                                                                                                                                                                                             | 0            | 24                   | 20                   | 480.00         | SF             | 10.00       | 10.00          | 100       | 2016      | 2016        | 3       | 65                    | 3,120                             |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| 6                                                                                                               | 4950             | BOLLARD        | 0                                                                                                                                                                                                                                                                                                                             | 0            | 0                    | 0                    | 12.00          | UT             | 100.00      | 100.00         | 100       | 2016      | 2016        | 3       | 100                   | 1,200                             |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| 7                                                                                                               | 0092             | AUTO GATE      | 0                                                                                                                                                                                                                                                                                                                             | 0            | 0                    | 0                    | 2.00           | UT             | 3,500.00    | 3,500.00       | 100       | 2016      | 2016        | 3       | 65                    | 4,550                             |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| 8                                                                                                               | 0524             | PUMP ISLND     | 0                                                                                                                                                                                                                                                                                                                             | 0            | 0                    | 0                    | 202.00         | SF             | 4.50        | 4.50           | 100       | 2016      | 2016        | 3       | 98                    | 891                               |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| 9                                                                                                               | 0978             | SECURTY LT     | 0                                                                                                                                                                                                                                                                                                                             | 0            | 0                    | 0                    | 7.00           | UT             | 450.00      | 450.00         | 100       | 2016      | 2016        | 3       | 87                    | 2,741                             |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| 10                                                                                                              | 0402             | CONC BUMPE     | 0                                                                                                                                                                                                                                                                                                                             | 0            | 0                    | 0                    | 4.00           | UT             | 25.00       | 25.00          | 100       | 2006      | 2006        | 3       | 88                    | 88                                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| LAND DESCRIPTION                                                                                                |                  |                |                                                                                                                                                                                                                                                                                                                               |              |                      | TOTAL OB/XF 71,537   |                |                |             |                |           |           |             |         |                       |                                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| 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                                                                                                               | 002500           | C              | SRVC SHOPS                                                                                                                                                                                                                                                                                                                    | 0            | 0004                 | PUD                  | 0.00           | 0.00           | 35,014.00   | SF             |           | 1.00      | 1.00        | 1.00    | 18.50                 | 18.50                             | 647,759    |                             |      |         |      |     |    |        |  |  |  |  |  |
| REVIEW DATE 04/25/2025 BY DC                                                                                    |                  |                |                                                                                                                                                                                                                                                                                                                               |              |                      |                      |                |                |             |                |           |           |             |         |                       |                                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| Total Acres: 0.80 Total Land Value: 647,759 Market: 0 Agricultural: 0 Common: 647,759 PRINTED 07/09/2026 BY SYS |                  |                |                                                                                                                                                                                                                                                                                                                               |              |                      |                      |                |                |             |                |           |           |             |         |                       |                                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |

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