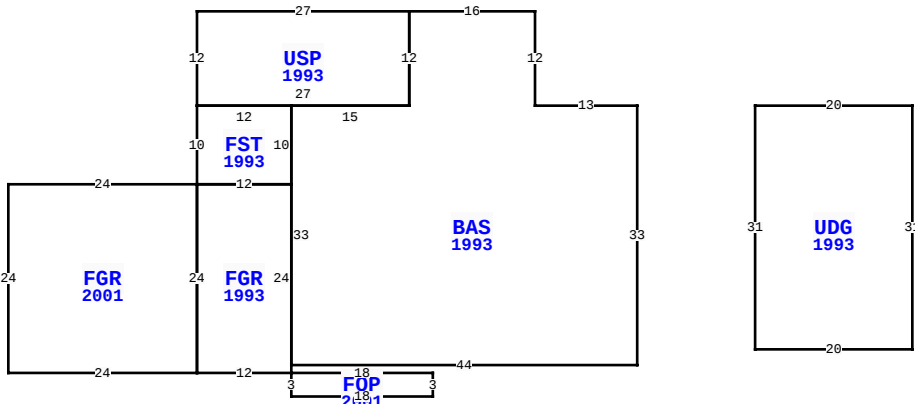


| BUILDING CHARACTERISTICS |                  |             |                      |              |                                                                                    |          |                                  |             |                | MARKET ADJUSTMENTS |           |          |             |         |            |                 |                   |                             |      | 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 |                             |      |                        |          |        |            |        |     |  |  |  |  |
| Exterior Wall            |                  | 19          | COMMON BRK 80        |              | 0100                                                                               | 01       | 2,639                            | 111.3600    | 116.93         | 308,578            | 1963      | 1975     | 0           | 0       | 0          | 34.50           | 65.50             | VALUATION BY                |      | STANDARD               |          |        |            |        |     |  |  |  |  |
| Exterior Wall            |                  | 08          | WD ON PLY 20         |              | 1 SINGLE FAM 100% - 0                                                              |          |                                  |             |                |                    |           |          |             |         |            |                 |                   | Heated Area: 1644           |      | HX Base Yr 1978        |          |        |            |        |     |  |  |  |  |
| Roof Structur            |                  | 03          | GABLE/HIP 100        |              |  |          |                                  |             |                |                    |           |          |             |         |            |                 |                   | BUILDING MARKET VALUE       |      | 202,119                |          |        |            |        |     |  |  |  |  |
| Roof Cover               |                  | 03          | COMP SHNGL 100       |              |                                                                                    |          |                                  |             |                |                    |           |          |             |         |            |                 |                   | TOTAL MARKET OB/XF VALUE    |      | 1,820                  |          |        |            |        |     |  |  |  |  |
| Interior Wall            |                  | 05          | DRYWALL 100          |              |                                                                                    |          |                                  |             |                |                    |           |          |             |         |            |                 |                   | TOTAL LAND VALUE - MARKET   |      | 151,000                |          |        |            |        |     |  |  |  |  |
| Interior Floo            |                  | 14          | CARPET 80            |              |                                                                                    |          |                                  |             |                |                    |           |          |             |         |            |                 |                   | TOTAL MARKET VALUE          |      | 354,939                |          |        |            |        |     |  |  |  |  |
| Interior Floo            |                  | 08          | SHT VINYL 20         |              |                                                                                    |          |                                  |             |                |                    |           |          |             |         |            |                 |                   | SOH/AGL Deduction           |      | 193,221                |          |        |            |        |     |  |  |  |  |
| Air Condition            |                  | 03          | CENTRAL 100          |              |                                                                                    |          |                                  |             |                |                    |           |          |             |         |            |                 |                   | ASSESSED VALUE              |      | 161,718                |          |        |            |        |     |  |  |  |  |
| Heating Type             |                  | 04          | AIR DUCTED 100       |              |                                                                                    |          |                                  |             |                |                    |           |          |             |         |            |                 |                   | TOTAL EXEMPTION VALUE       |      | HX HB                  |          | 51,411 |            |        |     |  |  |  |  |
| Bedrooms                 |                  |             | 3 100                |              |                                                                                    |          |                                  |             |                |                    |           |          |             |         |            |                 |                   | BASE TAXABLE VALUE          |      | 110,307                |          |        |            |        |     |  |  |  |  |
| Bathrooms                |                  |             | 1.5 100              |              |                                                                                    |          |                                  |             |                |                    |           |          |             |         |            |                 |                   | TOTAL JUST VALUE            |      | 354,939                |          |        |            |        |     |  |  |  |  |
| Frame                    |                  | 02          | WOOD FRAME 100       |              |                                                                                    |          |                                  |             |                |                    |           |          |             |         |            |                 |                   | NCON VALUE                  |      | 0                      |          |        |            |        |     |  |  |  |  |
| Stories                  |                  | 1.          | 1. 100               |              | INCOME VALUE                                                                       |          |                                  |             |                |                    |           |          |             |         |            |                 |                   |                             |      |                        |          |        |            |        |     |  |  |  |  |
| Units                    |                  |             | 0 100                |              | PREVIOUS YEAR MKT VALUE                                                            |          | 352,139                          |             |                |                    |           |          |             |         |            |                 |                   |                             |      |                        |          |        |            |        |     |  |  |  |  |
| BUD8 Adjustme            |                  | 04          | DIST 01 100          |              |                                                                                    |          |                                  |             |                |                    |           |          |             |         |            |                 |                   |                             |      |                        |          |        |            |        |     |  |  |  |  |
| Occupancy                |                  | 00          | NONE 100             |              |                                                                                    |          |                                  |             |                |                    |           |          |             |         |            |                 |                   |                             |      |                        |          |        |            |        |     |  |  |  |  |
| Quality                  |                  | 03          | Quality Level 03     |              |                                                                                    |          |                                  |             |                |                    |           |          |             |         |            |                 |                   |                             |      |                        |          |        |            |        |     |  |  |  |  |
| DOR CODE                 |                  | 0100        | SINGLE FAMILY        |              |                                                                                    |          |                                  |             |                |                    |           |          |             |         |            |                 |                   |                             |      |                        |          |        |            |        |     |  |  |  |  |
| MAP NUM                  |                  |             | MKT AREA             |              | 04                                                                                 |          |                                  |             |                |                    |           |          |             |         |            |                 |                   |                             |      |                        |          |        |            |        |     |  |  |  |  |
| NEIGHBORHOOD/LOC         |                  | 4006.00     |                      |              |                                                                                    |          |                                  |             |                |                    |           |          |             |         |            |                 |                   |                             |      |                        |          |        |            |        |     |  |  |  |  |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE | YEAR                 | TOT ADJ AREA | SUBAREA MARKET VALUE                                                               |          |                                  |             |                |                    |           |          |             |         |            |                 |                   |                             |      |                        |          |        |            |        |     |  |  |  |  |
| BAS                      | 1,644            | 100         | 1993                 | 1,644        | 125,913                                                                            |          |                                  |             |                |                    |           |          |             |         |            |                 |                   |                             |      |                        |          |        |            |        |     |  |  |  |  |
| FGR                      | 288              | 55          | 1993                 | 158          | 12,101                                                                             |          |                                  |             |                |                    |           |          |             |         |            |                 |                   |                             |      |                        |          |        |            |        |     |  |  |  |  |
| FGR                      | 576              | 55          | 2001                 | 317          | 24,279                                                                             |          |                                  |             |                |                    |           |          |             |         |            |                 |                   |                             |      |                        |          |        |            |        |     |  |  |  |  |
| FOP                      | 54               | 30          | 2001                 | 16           | 1,226                                                                              |          |                                  |             |                |                    |           |          |             |         |            |                 |                   |                             |      |                        |          |        |            |        |     |  |  |  |  |
| FST                      | 120              | 55          | 1993                 | 66           | 5,055                                                                              |          |                                  |             |                |                    |           |          |             |         |            |                 |                   |                             |      |                        |          |        |            |        |     |  |  |  |  |
| UDG                      | 620              | 55          | 1993                 | 341          | 26,117                                                                             |          |                                  |             |                |                    |           |          |             |         |            |                 |                   |                             |      |                        |          |        |            |        |     |  |  |  |  |
| USP                      | 324              | 30          | 1993                 | 97           | 7,429                                                                              |          |                                  |             |                |                    |           |          |             |         |            |                 |                   |                             |      |                        |          |        |            |        |     |  |  |  |  |
| TOTALS                   |                  | 3,626       |                      |              | 2,639                                                                              | 202,119  | 95692 ARBOR LN, FERNANDINA BEACH |             |                |                    |           |          |             |         |            |                 | BLD DATE          |                             |      |                        | LGL DATE |        | 05/09/2025 |        | MLU |  |  |  |  |
| EXTRA FEATURES           |                  |             |                      |              |                                                                                    |          |                                  |             |                |                    |           | XF DATE  |             |         |            | LAND DATE       |                   |                             |      |                        |          |        |            |        |     |  |  |  |  |
| INC 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             |                             |      |                        |          |        |            |        |     |  |  |  |  |
| 2                        | 0680             | POLE SHED   | 0                    | 100          | 31                                                                                 | 10       | 310.00                           | SF          | 10.00          | 10.00              | 100       | 1992     | 1992        | 3       | 20         | 620             |                   |                             |      |                        |          |        |            |        |     |  |  |  |  |
| 3                        | 0940             | SHEDS/PORT  | 0                    | 100          | 10                                                                                 | 20       | 200.00                           | SF          | 30.00          | 30.00              | 100       | 2001     | 2001        | 3       | 20         | 1,200           |                   |                             |      |                        |          |        |            |        |     |  |  |  |  |
|                          |                  |             |                      |              |                                                                                    |          |                                  |             |                |                    |           |          |             |         |            |                 |                   |                             |      |                        |          |        |            |        |     |  |  |  |  |
|                          |                  |             |                      |              |                                                                                    |          |                                  |             |                |                    |           |          |             |         |            |                 |                   |                             |      |                        |          |        |            |        |     |  |  |  |  |
|                          |                  |             |                      |              |                                                                                    |          |                                  |             |                |                    |           |          |             |         |            |                 |                   |                             |      |                        |          |        |            |        |     |  |  |  |  |
|                          |                  |             |                      |              |                                                                                    |          |                                  |             |                |                    |           |          |             |         |            |                 |                   |                             |      |                        |          |        |            |        |     |  |  |  |  |
|                          |                  |             |                      |              |                                                                                    |          |                                  |             |                |                    |           |          |             |         |            |                 |                   |                             |      |                        |          |        |            |        |     |  |  |  |  |
|                          |                  |             |                      |              |                                                                                    |          |                                  |             |                |                    |           |          |             |         |            |                 |                   |                             |      |                        |          |        |            |        |     |  |  |  |  |
|                          |                  |             |                      |              |                                                                                    |          |                                  |             |                |                    |           |          |             |         |            |                 |                   |                             |      |                        |          |        |            |        |     |  |  |  |  |
|                          |                  |             |                      |              |                                                                                    |          |                                  |             |                |                    |           |          |             |         |            |                 |                   |                             |      |                        |          |        |            |        |     |  |  |  |  |
|                          |                  |             |                      |              |                                                                                    |          |                                  |             |                |                    |           |          |             |         |            |                 |                   |                             |      |                        |          |        |            |        |     |  |  |  |  |
|                          |                  |             |                      |              |                                                                                    |          |                                  |             |                |                    |           |          |             |         |            |                 |                   |                             |      |                        |          |        |            |        |     |  |  |  |  |
| LAND DESCRIPTION         |                  |             |                      |              |                                                                                    |          |                                  |             |                |                    |           |          |             |         |            |                 |                   |                             |      |                        |          |        |            |        |     |  |  |  |  |
| L N                      | USE CODE         | CLS         | LAND USE DESCRIPTION | CAP          | R D                                                                                | LOC ZONE | FRONT                            | DEPTH       | TOT LND UTS    | UNIT TYPE          | D T       | DPH 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                  | 100          | 0006                                                                               | OR       | 157.00                           | 420.00      | 1.51           | AC                 |           | 1.00     | 1.00        | 1.00    | 100,000.00 | 100,000.00      | 151,000           |                             |      |                        |          |        |            |        |     |  |  |  |  |
|                          |                  |             |                      |              |                                                                                    |          |                                  |             |                |                    |           |          |             |         |            |                 |                   |                             |      |                        |          |        |            |        |     |  |  |  |  |
|                          |                  |             |                      |              |                                                                                    |          |                                  |             |                |                    |           |          |             |         |            |                 |                   |                             |      |                        |          |        |            |        |     |  |  |  |  |
|                          |                  |             |                      |              |                                                                                    |          |                                  |             |                |                    |           |          |             |         |            |                 |                   |                             |      |                        |          |        |            |        |     |  |  |  |  |
|                          |                  |             |                      |              |                                                                                    |          |                                  |             |                |                    |           |          |             |         |            |                 |                   |                             |      |                        |          |        |            |        |     |  |  |  |  |
|                          |                  |             |                      |              |                                                                                    |          |                                  |             |                |                    |           |          |             |         |            |                 |                   |                             |      |                        |          |        |            |        |     |  |  |  |  |
|                          |                  |             |                      |              |                                                                                    |          |                                  |             |                |                    |           |          |             |         |            |                 |                   |                             |      |                        |          |        |            |        |     |  |  |  |  |
|                          |                  |             |                      |              |                                                                                    |          |                                  |             |                |                    |           |          |             |         |            |                 |                   |                             |      |                        |          |        |            |        |     |  |  |  |  |
|                          |                  |             |                      |              |                                                                                    |          |                                  |             |                |                    |           |          |             |         |            |                 |                   |                             |      |                        |          |        |            |        |     |  |  |  |  |
|                          |                  |             |                      |              |                                                                                    |          |                                  |             |                |                    |           |          |             |         |            |                 |                   |                             |      |                        |          |        |            |        |     |  |  |  |  |
|                          |                  |             |                      |              |                                                                                    |          |                                  |             |                |                    |           |          |             |         |            |                 |                   |                             |      |                        |          |        |            |        |     |  |  |  |  |
|                          |                  |             |                      |              |                                                                                    |          |                                  |             |                |                    |           |          |             |         |            |                 |                   |                             |      |                        |          |        |            |        |     |  |  |  |  |
|                          |                  |             |                      |              |                                                                                    |          |                                  |             |                |                    |           |          |             |         |            |                 |                   |                             |      |                        |          |        |            |        |     |  |  |  |  |
|                          |                  |             |                      |              |                                                                                    |          |                                  |             |                |                    |           |          |             |         |            |                 |                   |                             |      |                        |          |        |            |        |     |  |  |  |  |
|                          |                  |             |                      |              |                                                                                    |          |                                  |             |                |                    |           |          |             |         |            |                 |                   |                             |      |                        |          |        |            |        |     |  |  |  |  |
|                          |                  |             |                      |              |                                                                                    |          |                                  |             |                |                    |           |          |             |         |            |                 |                   |                             |      |                        |          |        |            |        |     |  |  |  |  |
|                          |                  |             |                      |              |                                                                                    |          |                                  |             |                |                    |           |          |             |         |            |                 |                   |                             |      |                        |          |        |            |        |     |  |  |  |  |
|                          |                  |             |                      |              |                                                                                    |          |                                  |             |                |                    |           |          |             |         |            |                 |                   |                             |      |                        |          |        |            |        |     |  |  |  |  |
|                          |                  |             |                      |              |                                                                                    |          |                                  |             |                |                    |           |          |             |         |            |                 |                   |                             |      |                        |          |        |            |        |     |  |  |  |  |
|                          |                  |             |                      |              |                                                                                    |          |                                  |             |                |                    |           |          |             |         |            |                 |                   |                             |      |                        |          |        |            |        |     |  |  |  |  |
|                          |                  |             |                      |              |                                                                                    |          |                                  |             |                |                    |           |          |             |         |            |                 |                   |                             |      |                        |          |        |            |        |     |  |  |  |  |
|                          |                  |             |                      |              |                                                                                    |          |                                  |             |                |                    |           |          |             |         |            |                 |                   |                             |      |                        |          |        |            |        |     |  |  |  |  |
|                          |                  |             |                      |              |                                                                                    |          |                                  |             |                |                    |           |          |             |         |            |                 |                   |                             |      |                        |          |        |            |        |     |  |  |  |  |
|                          |                  |             |                      |              |                                                                                    |          |                                  |             |                |                    |           |          |             |         |            |                 |                   |                             |      |                        |          |        |            |        |     |  |  |  |  |
|                          |                  |             |                      |              |                                                                                    |          |                                  |             |                |                    |           |          |             |         |            |                 |                   |                             |      |                        |          |        |            |        |     |  |  |  |  |
|                          |                  |             |                      |              |                                                                                    |          |                                  |             |                |                    |           |          |             |         |            |                 |                   |                             |      |                        |          |        |            |        |     |  |  |  |  |
|                          |                  |             |                      |              |                                                                                    |          |                                  |             |                |                    |           |          |             |         |            |                 |                   |                             |      |                        |          |        |            |        |     |  |  |  |  |
|                          |                  |             |                      |              |                                                                                    |          |                                  |             |                |                    |           |          |             |         |            |                 |                   |                             |      |                        |          |        |            |        |     |  |  |  |  |
|                          |                  |             |                      |              |                                                                                    |          |                                  |             |                |                    |           |          |             |         |            |                 |                   |                             |      |                        |          |        |            |        |     |  |  |  |  |