

**SHOPS OF YULEE LLC/  
463155 SR 200 MAILBOX #12  
YULEE, FL 32097**

**51-3N-27-0000-0028-0000**

| 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            | AP                     | NORM       | % COND                      | VALUATION SUMMARY |                    |      |     |    |            |  |  |  |
| Exterior Wall            | 15               | CONC BLOCK 100 |                      |              |                      | 1602                 | 04        | 11,419    | 103.2871       | 114.65         | 1,309,188      | 2014        | 2014   |         | 0               | 0                      | 20         | 13.75                       | 66.25             | VALUATION BY       |      |     |    | DIRECT_CAP |  |  |  |
| Roof Structur            | 10               | STEEL FRME 100 |                      |              |                      | 1 NBHD SHOP 0% - 0   |           |           |                |                |                |             |        |         |                 |                        |            |                             |                   | Heated Area: 11305 |      |     |    | HX Base Yr |  |  |  |
| Roof Cover               | 04               | BUILT-UP 100   |                      |              |                      |                      |           |           |                |                |                |             |        |         |                 |                        |            |                             |                   | BAS 2015           |      |     |    |            |  |  |  |
| Interior Wall            | 05               | DRYWALL 100    |                      |              |                      |                      |           |           |                |                |                |             |        |         |                 |                        |            |                             |                   |                    |      |     |    |            |  |  |  |
| Interior Floo            | 03               | CONC FINSH 70  |                      |              |                      |                      |           |           |                |                |                |             |        |         |                 |                        |            |                             |                   |                    |      |     |    |            |  |  |  |
| Interior Floo            | 07               | CORK/VTILE 30  |                      |              |                      |                      |           |           |                |                |                |             |        |         |                 |                        |            |                             |                   |                    |      |     |    |            |  |  |  |
| Ceiling                  | 01               | FIN.SUSPD 100  |                      |              |                      |                      |           |           |                |                |                |             |        |         |                 |                        |            |                             |                   |                    |      |     |    |            |  |  |  |
| Air Condition            | 03               | CENTRAL 100    |                      |              |                      |                      |           |           |                |                |                |             |        |         |                 |                        |            |                             |                   |                    |      |     |    |            |  |  |  |
| Heating Type             | 04               | AIR DUCTED 100 |                      |              |                      |                      |           |           |                |                |                |             |        |         |                 |                        |            |                             |                   |                    |      |     |    |            |  |  |  |
| Fixtures                 | 22               | 100            |                      |              |                      |                      |           |           |                |                |                |             |        |         |                 |                        |            |                             |                   |                    |      |     |    |            |  |  |  |
| Frame                    | 05               | STEEL 100      |                      |              |                      |                      |           |           |                |                |                |             |        |         |                 |                        |            |                             |                   |                    |      |     |    |            |  |  |  |
| Story Height             |                  | 15 100         |                      |              |                      |                      |           |           |                |                |                |             |        |         |                 |                        |            |                             |                   |                    |      |     |    |            |  |  |  |
| RMS                      |                  | 21 100         |                      |              |                      |                      |           |           |                |                |                |             |        |         |                 |                        |            |                             |                   |                    |      |     |    |            |  |  |  |
| Stories                  | 1.               | 1. 100         |                      |              |                      |                      |           |           |                |                |                |             |        |         |                 |                        |            |                             |                   |                    |      |     |    |            |  |  |  |
| Units                    |                  | 0 100          |                      |              |                      |                      |           |           |                |                |                |             |        |         |                 |                        |            |                             |                   |                    |      |     |    |            |  |  |  |
| Occupancy                | 00               | NONE 100       |                      |              |                      |                      |           |           |                |                |                |             |        |         |                 |                        |            |                             |                   |                    |      |     |    |            |  |  |  |
| Quality                  |                  | 03             | Quality Level 03     |              |                      |                      |           |           |                |                |                |             |        |         |                 |                        |            |                             |                   |                    |      |     |    |            |  |  |  |
| DOR CODE                 |                  | 1600           | COMMUNITY SHOPPING   |              |                      |                      |           |           |                |                |                |             |        |         |                 |                        |            |                             |                   |                    |      |     |    |            |  |  |  |
| MAP NUM                  |                  |                | MKT AREA             |              |                      | 04                   |           |           |                |                |                |             |        |         |                 |                        |            |                             |                   |                    |      |     |    |            |  |  |  |
| NEIGHBORHOOD/LOC         |                  | 4051.00        |                      |              |                      |                      |           |           |                |                |                |             |        |         |                 |                        |            |                             |                   |                    |      |     |    |            |  |  |  |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE    | YEAR                 | TOT ADJ AREA | SUBAREA MARKET VALUE |                      |           |           |                |                |                |             |        |         |                 |                        |            |                             |                   |                    |      |     |    |            |  |  |  |
| BAS                      | 980              | 100            | 2014                 | 980          | 74,437               |                      |           |           |                |                |                |             |        |         |                 |                        |            |                             |                   |                    |      |     |    |            |  |  |  |
| BAS                      | 1,050            | 100            | 2014                 | 1,050        | 79,754               |                      |           |           |                |                |                |             |        |         |                 |                        |            |                             |                   |                    |      |     |    |            |  |  |  |
| BAS                      | 1,120            | 100            | 2014                 | 1,120        | 85,070               |                      |           |           |                |                |                |             |        |         |                 |                        |            |                             |                   |                    |      |     |    |            |  |  |  |
| BAS                      | 2,450            | 100            | 2014                 | 2,450        | 186,092              |                      |           |           |                |                |                |             |        |         |                 |                        |            |                             |                   |                    |      |     |    |            |  |  |  |
| BAS                      | 1,050            | 100            | 2015                 | 1,050        | 79,754               |                      |           |           |                |                |                |             |        |         |                 |                        |            |                             |                   |                    |      |     |    |            |  |  |  |
| BAS                      | 1,645            | 100            | 2015                 | 1,645        | 124,947              |                      |           |           |                |                |                |             |        |         |                 |                        |            |                             |                   |                    |      |     |    |            |  |  |  |
| BAS                      | 1,330            | 100            | 2016                 | 1,330        | 101,021              |                      |           |           |                |                |                |             |        |         |                 |                        |            |                             |                   |                    |      |     |    |            |  |  |  |
| BAS                      | 1,680            | 100            | 2016                 | 1,680        | 127,605              |                      |           |           |                |                |                |             |        |         |                 |                        |            |                             |                   |                    |      |     |    |            |  |  |  |
| CAN                      | 224              | 30             | 2014                 | 67           | 5,089                |                      |           |           |                |                |                |             |        |         |                 |                        |            |                             |                   |                    |      |     |    |            |  |  |  |
| PTO                      | 932              | 5              | 2014                 | 47           | 3,570                |                      |           |           |                |                |                |             |        |         |                 |                        |            |                             |                   |                    |      |     |    |            |  |  |  |
| TOTALS                   |                  | 12,461         |                      |              | 11,419               | 867,337              |           |           |                |                |                |             |        |         |                 |                        |            |                             |                   |                    |      |     |    |            |  |  |  |
| EXTRA FEATURES           |                  |                |                      |              |                      | 463155 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                        | 0819             | CONC 12"       | 0                    | 0            | 15                   | 2                    | 30.00     | SF        | 9.50           | 100            | 2011           | 2011        | 3      | 90      | 257             |                        |            |                             |                   |                    |      |     |    |            |  |  |  |
| 2                        | 4950             | BOLLARD        | 0                    | 0            | 0                    | 0                    | 4.00      | UT        | 100.00         | 100            | 2011           | 2011        | 3      | 100     | 400             |                        |            |                             |                   |                    |      |     |    |            |  |  |  |
| 3                        | 0810             | CONCRETE A     | 0                    | 0            | 10                   | 10                   | 100.00    | SF        | 6.50           | 100            | 2011           | 2011        | 3      | 90      | 585             |                        |            |                             |                   |                    |      |     |    |            |  |  |  |
| 4                        | 0803             | ASPHALT C      | 0                    | 0            | 0                    | 0                    | 79,485.00 | SF        | 2.00           | 100            | 2013           | 2013        | 3      | 68      | 108,100         |                        |            |                             |                   |                    |      |     |    |            |  |  |  |
| 5                        | 0400             | CONC CURB      | 0                    | 0            | 0                    | 0                    | 3,889.00  | LF        | 15.00          | 100            | 2013           | 2013        | 3      | 94      | 54,835          |                        |            |                             |                   |                    |      |     |    |            |  |  |  |
| 6                        | 0810             | CONCRETE A     | 0                    | 0            | 10                   | 10                   | 100.00    | SF        | 6.50           | 100            | 2013           | 2013        | 3      | 92      | 598             |                        |            |                             |                   |                    |      |     |    |            |  |  |  |
| 7                        | 0972             | ST LGHT UN     | 0                    | 0            | 0                    | 0                    | 12.00     | UT        | 2,530.00       | 100            | 2013           | 2013        | 3      | 81      | 24,592          |                        |            |                             |                   |                    |      |     |    |            |  |  |  |
| 8                        | 0975             | ST LT/ARM      | 0                    | 0            | 0                    | 0                    | 13.00     | UT        | 500.00         | 100            | 2013           | 2013        | 3      | 81      | 5,265           |                        |            |                             |                   |                    |      |     |    |            |  |  |  |
| 9                        | 0402             | CONC BUMPE     | 0                    | 0            | 0                    | 0                    | 3.00      | UT        | 25.00          | 100            | 2013           | 2013        | 3      | 94      | 71              |                        |            |                             |                   |                    |      |     |    |            |  |  |  |
| 10                       | 4950             | BOLLARD        | 0                    | 0            | 0                    | 0                    | 9.00      | UT        | 100.00         | 100            | 2013           | 2013        | 3      | 100     | 900             |                        |            |                             |                   |                    |      |     |    |            |  |  |  |
| LAND DESCRIPTION         |                  |                |                      |              |                      | TOTAL OB/XF          |           |           |                |                |                |             |        |         |                 | 195,603                |            |                             |                   |                    |      |     |    |            |  |  |  |
| L N                      | USE CODE         | CLS            | LAND USE DESCRIPTION | CAP          | R D                  | LOC ZONE             | FRONT     | DEPTH     | TOT LND UTS    | UNIT TYPE      | D T            | DPTH FACT   | % COND | TOT ADJ | UNIT PRICE      | ADJ UNIT PRICE         | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR              | DENSITY            | DECL | FRZ | YR | CONSRV     |  |  |  |
| 1                        | 001600           | C              | SH CTR COM           | 0            | 0004                 | CI                   | 0.00      | 0.00      | 184,664.00     | SF             |                | 1.00        | 1.00   | 1.00    | 15.00           | 15.00                  | 2,769,960  |                             |                   |                    |      |     |    |            |  |  |  |
| 2                        | 001000           | C              | COMMERCIAL           | 0            |                      | CI                   | 0.00      | 0.00      | 10,050.00      | SF             |                | 1.00        | 1.00   | 1.00    | 14.00           | 14.00                  | 140,700    |                             |                   |                    |      |     |    |            |  |  |  |
|                          |                  |                |                      |              |                      |                      |           |           |                |                |                |             |        |         |                 |                        |            |                             |                   |                    |      |     |    |            |  |  |  |
|                          |                  |                |                      |              |                      |                      |           |           |                |                |                |             |        |         |                 |                        |            |                             |                   |                    |      |     |    |            |  |  |  |
|                          |                  |                |                      |              |                      |                      |           |           |                |                |                |             |        |         |                 |                        |            |                             |                   |                    |      |     |    |            |  |  |  |
|                          |                  |                |                      |              |                      |                      |           |           |                |                |                |             |        |         |                 |                        |            |                             |                   |                    |      |     |    |            |  |  |  |
|                          |                  |                |                      |              |                      |                      |           |           |                |                |                |             |        |         |                 |                        |            |                             |                   |                    |      |     |    |            |  |  |  |
|                          |                  |                |                      |              |                      |                      |           |           |                |                |                |             |        |         |                 |                        |            |                             |                   |                    |      |     |    |            |  |  |  |
|                          |                  |                |                      |              |                      |                      |           |           |                |                |                |             |        |         |                 |                        |            |                             |                   |                    |      |     |    |            |  |  |  |
|                          |                  |                |                      |              |                      |                      |           |           |                |                |                |             |        |         |                 |                        |            |                             |                   |                    |      |     |    |            |  |  |  |
|                          |                  |                |                      |              |                      |                      |           |           |                |                |                |             |        |         |                 |                        |            |                             |                   |                    |      |     |    |            |  |  |  |
|                          |                  |                |                      |              |                      |                      |           |           |                |                |                |             |        |         |                 |                        |            |                             |                   |                    |      |     |    |            |  |  |  |
|                          |                  |                |                      |              |                      |                      |           |           |                |                |                |             |        |         |                 |                        |            |                             |                   |                    |      |     |    |            |  |  |  |
|                          |                  |                |                      |              |                      |                      |           |           |                |                |                |             |        |         |                 |                        |            |                             |                   |                    |      |     |    |            |  |  |  |
|                          |                  |                |                      |              |                      |                      |           |           |                |                |                |             |        |         |                 |                        |            |                             |                   |                    |      |     |    |            |  |  |  |
|                          |                  |                |                      |              |                      |                      |           |           |                |                |                |             |        |         |                 |                        |            |                             |                   |                    |      |     |    |            |  |  |  |
|                          |                  |                |                      |              |                      |                      |           |           |                |                |                |             |        |         |                 |                        |            |                             |                   |                    |      |     |    |            |  |  |  |
|                          |                  |                |                      |              |                      |                      |           |           |                |                |                |             |        |         |                 |                        |            |                             |                   |                    |      |     |    |            |  |  |  |
|                          |                  |                |                      |              |                      |                      |           |           |                |                |                |             |        |         |                 |                        |            |                             |                   |                    |      |     |    |            |  |  |  |
|                          |                  |                |                      |              |                      |                      |           |           |                |                |                |             |        |         |                 |                        |            |                             |                   |                    |      |     |    |            |  |  |  |
|                          |                  |                |                      |              |                      |                      |           |           |                |                |                |             |        |         |                 |                        |            |                             |                   |                    |      |     |    |            |  |  |  |
|                          |                  |                |                      |              |                      |                      |           |           |                |                |                |             |        |         |                 |                        |            |                             |                   |                    |      |     |    |            |  |  |  |
|                          |                  |                |                      |              |                      |                      |           |           |                |                |                |             |        |         |                 |                        |            |                             |                   |                    |      |     |    |            |  |  |  |
|                          |                  |                |                      |              |                      |                      |           |           |                |                |                |             |        |         |                 |                        |            |                             |                   |                    |      |     |    |            |  |  |  |
|                          |                  |                |                      |              |                      |                      |           |           |                |                |                |             |        |         |                 |                        |            |                             |                   |                    |      |     |    |            |  |  |  |
|                          |                  |                |                      |              |                      |                      |           |           |                |                |                |             |        |         |                 |                        |            |                             |                   |                    |      |     |    |            |  |  |  |
|                          |                  |                |                      |              |                      |                      |           |           |                |                |                |             |        |         |                 |                        |            |                             |                   |                    |      |     |    |            |  |  |  |
|                          |                  |                |                      |              |                      |                      |           |           |                |                |                |             |        |         |                 |                        |            |                             |                   |                    |      |     |    |            |  |  |  |
|                          |                  |                |                      |              |                      |                      |           |           |                |                |                |             |        |         |                 |                        |            |                             |                   |                    |      |     |    |            |  |  |  |
|                          |                  |                |                      |              |                      |                      |           |           |                |                |                |             |        |         |                 |                        |            |                             |                   |                    |      |     |    |            |  |  |  |
|                          |                  |                |                      |              |                      |                      |           |           |                |                |                |             |        |         |                 |                        |            |                             |                   |                    |      |     |    |            |  |  |  |
|                          |                  |                |                      |              |                      |                      |           |           |                |                |                |             |        |         |                 |                        |            |                             |                   |                    |      |     |    |            |  |  |  |
|                          |                  |                |                      |              |                      |                      |           |           |                |                |                |             |        |         |                 |                        |            |                             |                   |                    |      |     |    |            |  |  |  |
|                          |                  |                |                      |              |                      |                      |           |           |                |                |                |             |        |         |                 |                        |            |                             |                   |                    |      |     |    |            |  |  |  |
|                          |                  |                |                      |              |                      |                      |           |           |                |                |                |             |        |         |                 |                        |            |                             |                   |                    |      |     |    |            |  |  |  |
|                          |                  |                |                      |              |                      |                      |           |           |                |                |                |             |        |         |                 |                        |            |                             |                   |                    |      |     |    |            |  |  |  |
|                          |                  |                |                      |              |                      |                      |           |           |                |                |                |             |        |         |                 |                        |            |                             |                   |                    |      |     |    |            |  |  |  |
|                          |                  |                |                      |              |                      |                      |           |           |                |                |                |             |        |         |                 |                        |            |                             |                   |                    |      |     |    |            |  |  |  |
|                          |                  |                |                      |              |                      |                      |           |           |                |                |                |             |        |         |                 |                        |            |                             |                   |                    |      |     |    |            |  |  |  |
|                          |                  |                |                      |              |                      |                      |           |           |                |                |                |             |        |         |                 |                        |            |                             |                   |                    |      |     |    |            |  |  |  |
|                          |                  |                |                      |              |                      |                      |           |           |                |                |                |             |        |         |                 |                        |            |                             |                   |                    |      |     |    |            |  |  |  |
|                          |                  |                |                      |              |                      |                      |           |           |                |                |                |             |        |         |                 |                        |            |                             |                   |                    |      |     |    |            |  |  |  |
|                          |                  |                |                      |              |                      |                      |           |           |                |                |                |             |        |         |                 |                        |            |                             |                   |                    |      |     |    |            |  |  |  |
|                          |                  |                |                      |              |                      |                      |           |           |                |                |                |             |        |         |                 |                        |            |                             |                   |                    |      |     |    |            |  |  |  |
|                          |                  |                |                      |              |                      |                      |           |           |                |                |                |             |        |         |                 |                        |            |                             |                   |                    |      |     |    |            |  |  |  |
|                          |                  |                |                      |              |                      |                      |           |           |                |                |                |             |        |         |                 |                        |            |                             |                   |                    |      |     |    |            |  |  |  |
|                          |                  |                |                      |              |                      |                      |           |           |                |                |                |             |        |         |                 |                        |            |                             |                   |                    |      |     |    |            |  |  |  |
|                          |                  |                |                      |              |                      |                      |           |           |                |                |                |             |        |         |                 |                        |            |                             |                   |                    |      |     |    |            |  |  |  |
|                          |                  |                |                      |              |                      |                      |           |           |                |                |                |             |        |         |                 |                        |            |                             |                   |                    |      |     |    |            |  |  |  |
|                          |                  |                |                      |              |                      |                      |           |           |                |                |                |             |        |         |                 |                        |            |                             |                   |                    |      |     |    |            |  |  |  |
|                          |                  |                |                      |              |                      |                      |           |           |                |                |                |             |        |         |                 |                        |            |                             |                   |                    |      |     |    |            |  |  |  |
|                          |                  |                |                      |              |                      |                      |           |           |                |                |                |             |        |         |                 |                        |            |                             |                   |                    |      |     |    |            |  |  |  |
|                          |                  |                |                      |              |                      |                      |           |           |                |                |                |             |        |         |                 |                        |            |                             |                   |                    |      |     |    |            |  |  |  |
|                          |                  |                |                      |              |                      |                      |           |           |                |                |                |             |        |         |                 |                        |            |                             |                   |                    |      |     |    |            |  |  |  |
|                          |                  |                |                      |              |                      |                      |           |           |                |                |                |             |        |         |                 |                        |            |                             |                   |                    |      |     |    |            |  |  |  |
|                          |                  |                |                      |              |                      |                      |           |           |                |                |                |             |        |         |                 |                        |            |                             |                   |                    |      |     |    |            |  |  |  |
|                          |                  |                |                      |              |                      |                      |           |           |                |                |                |             |        |         |                 |                        |            |                             |                   |                    |      |     |    |            |  |  |  |
|                          |                  |                |                      |              |                      |                      |           |           |                |                |                |             |        |         |                 |                        |            |                             |                   |                    |      |     |    |            |  |  |  |
|                          |                  |                |                      |              |                      |                      |           |           |                |                |                |             |        |         |                 |                        |            |                             |                   |                    |      |     |    |            |  |  |  |
|                          |                  |                |                      |              |                      |                      |           |           |                |                |                |             |        |         |                 |                        |            |                             |                   |                    |      |     |    |            |  |  |  |
|                          |                  |                |                      |              |                      |                      |           |           |                |                |                |             |        |         |                 |                        |            |                             |                   |                    |      |     |    |            |  |  |  |
|                          |                  |                |                      |              |                      |                      |           |           |                |                |                |             |        |         |                 |                        |            |                             |                   |                    |      |     |    |            |  |  |  |
|                          |                  |                |                      |              |                      |                      |           |           |                |                |                |             |        |         |                 |                        |            |                             |                   |                    |      |     |    |            |  |  |  |
|                          |                  |                |                      |              |                      |                      |           |           |                |                |                |             |        |         |                 |                        |            |                             |                   |                    |      |     |    |            |  |  |  |
|                          |                  |                |                      |              |                      |                      |           |           |                |                |                |             |        |         |                 |                        |            |                             |                   |                    |      |     |    |            |  |  |  |
|                          |                  |                |                      |              |                      |                      |           |           |                |                |                |             |        |         |                 |                        |            |                             |                   |                    |      |     |    |            |  |  |  |
|                          |                  |                |                      |              |                      |                      |           |           |                |                |                |             |        |         |                 |                        |            |                             |                   |                    |      |     |    |            |  |  |  |
|                          |                  |                |                      |              |                      |                      |           |           |                |                |                |             |        |         |                 |                        |            |                             |                   |                    |      |     |    |            |  |  |  |
|                          |                  |                |                      |              |                      |                      |           |           |                |                |                |             |        |         |                 |                        |            |                             |                   |                    |      |     |    |            |  |  |  |
|                          |                  |                |                      | </           |                      |                      |           |           |                |                |                |             |        |         |                 |                        |            |                             |                   |                    |      |     |    |            |  |  |  |

**SHOPS OF YULEE LLC/  
463155 SR 200 MAILBOX #12  
YULEE, FL 32097**

**51-3N-27-0000-0028-0000**

[illegible]

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| BUILDING CHARACTERISTICS |                  |                |                      |              |                      |           |       |          |                | MARKET ADJUSTMENTS   |         |             |             |                |                 |                |            |                             |      | NASSAU COUNTY PROPERTY |      |        |       |                   |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |            |  |  |  |  |  |  |  |  |
|--------------------------|------------------|----------------|----------------------|--------------|----------------------|-----------|-------|----------|----------------|----------------------|---------|-------------|-------------|----------------|-----------------|----------------|------------|-----------------------------|------|------------------------|------|--------|-------|-------------------|--|--|--|--|--|--|--|---------------------------|--|--|--|--|--|--|--|------------|--|--|--|--|--|--|--|--|
| CONSTRUCTION             |                  |                |                      |              |                      |           |       |          |                | VALUATION SUMMARY    |         |             |             |                |                 |                |            |                             |      | PAGE 3 of 3            |      |        |       |                   |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |            |  |  |  |  |  |  |  |  |
| ELEMENT                  | CD               |                |                      |              |                      |           |       |          |                | TYPE                 | MDL     | EFF. AREA   | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW  | AYB            | EYB        | ECON                        | FNCT |                        | NORM | % COND |       |                   |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |            |  |  |  |  |  |  |  |  |
| Exterior Wall            | 15               | CONC BLOCK 100 |                      |              |                      |           |       |          |                | 1602                 | 04      | 10,105      | 110.3127    | 122.45         | 1,237,357       | 2014           | 2014       |                             | 0    |                        | 0    | 13.75  | 86.25 | VALUATION BY      |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |            |  |  |  |  |  |  |  |  |
| Roof Structure           | 10               | STEEL FRME 100 |                      |              |                      |           |       |          |                | 3 NBHD SHOP 0% - 0   |         |             |             |                |                 |                |            |                             |      |                        |      |        |       | Heated Area: 9990 |  |  |  |  |  |  |  | HX Base Yr                |  |  |  |  |  |  |  | DIRECT_CAP |  |  |  |  |  |  |  |  |
| Roof Cover               | 04               | BUILT-UP 100   |                      |              |                      |           |       |          |                |                      |         |             |             |                |                 |                |            |                             |      |                        |      |        |       |                   |  |  |  |  |  |  |  | Tax Group: 4              |  |  |  |  |  |  |  | Tax Dist:  |  |  |  |  |  |  |  |  |
| Interior Wall            | 05               | DRYWALL 100    |                      |              |                      |           |       |          |                |                      |         |             |             |                |                 |                |            |                             |      |                        |      |        |       |                   |  |  |  |  |  |  |  | BUILDING MARKET VALUE     |  |  |  |  |  |  |  | 4,896,075  |  |  |  |  |  |  |  |  |
| Interior Floor           | 14               | CARPET 60      |                      |              |                      |           |       |          |                |                      |         |             |             |                |                 |                |            |                             |      |                        |      |        |       |                   |  |  |  |  |  |  |  | TOTAL MARKET OB/XF VALUE  |  |  |  |  |  |  |  | 0          |  |  |  |  |  |  |  |  |
| Interior Floor           | 03               | CONC FINSH 40  |                      |              |                      |           |       |          |                |                      |         |             |             |                |                 |                |            |                             |      |                        |      |        |       |                   |  |  |  |  |  |  |  | TOTAL LAND VALUE - MARKET |  |  |  |  |  |  |  | 0          |  |  |  |  |  |  |  |  |
| Ceiling                  | 02               | F.NOT SUS 100  |                      |              |                      |           |       |          |                |                      |         |             |             |                |                 |                |            |                             |      |                        |      |        |       |                   |  |  |  |  |  |  |  | TOTAL MARKET VALUE        |  |  |  |  |  |  |  | 4,896,075  |  |  |  |  |  |  |  |  |
| Air Condition            | 03               | CENTRAL 100    |                      |              |                      |           |       |          |                |                      |         |             |             |                |                 |                |            |                             |      |                        |      |        |       |                   |  |  |  |  |  |  |  | SOH/AGL Deduction         |  |  |  |  |  |  |  | 1,391,461  |  |  |  |  |  |  |  |  |
| Heating Type             | 04               | AIR DUCTED 100 |                      |              |                      |           |       |          |                |                      |         |             |             |                |                 |                |            |                             |      |                        |      |        |       |                   |  |  |  |  |  |  |  | ASSESSED VALUE            |  |  |  |  |  |  |  | 3,504,614  |  |  |  |  |  |  |  |  |
| Fixtures                 | 37               | 100            |                      |              |                      |           |       |          |                |                      |         |             |             |                |                 |                |            |                             |      |                        |      |        |       |                   |  |  |  |  |  |  |  | TOTAL EXEMPTION VALUE     |  |  |  |  |  |  |  | 0          |  |  |  |  |  |  |  |  |
| Frame                    | 05               | STEEL 100      |                      |              |                      |           |       |          |                |                      |         |             |             |                |                 |                |            |                             |      |                        |      |        |       |                   |  |  |  |  |  |  |  | BASE TAXABLE VALUE        |  |  |  |  |  |  |  | 3,504,614  |  |  |  |  |  |  |  |  |
| Story Height             |                  | 15 100         |                      |              |                      |           |       |          |                |                      |         |             |             |                |                 |                |            |                             |      |                        |      |        |       |                   |  |  |  |  |  |  |  | TOTAL JUST VALUE          |  |  |  |  |  |  |  | 4,896,075  |  |  |  |  |  |  |  |  |
| RMS                      |                  | 22 100         |                      |              |                      |           |       |          |                |                      |         |             |             |                |                 |                |            |                             |      |                        |      |        |       |                   |  |  |  |  |  |  |  | NCON VALUE                |  |  |  |  |  |  |  | 0          |  |  |  |  |  |  |  |  |
| Stories                  | 1.               | 1. 100         |                      |              |                      |           |       |          |                |                      |         |             |             |                |                 |                |            |                             |      |                        |      |        |       |                   |  |  |  |  |  |  |  | INCOME VALUE              |  |  |  |  |  |  |  | 4896075    |  |  |  |  |  |  |  |  |
| Units                    |                  | 0 100          |                      |              |                      |           |       |          |                |                      |         |             |             |                |                 |                |            |                             |      |                        |      |        |       |                   |  |  |  |  |  |  |  | PREVIOUS YEAR MKT VALUE   |  |  |  |  |  |  |  | 4,185,543  |  |  |  |  |  |  |  |  |
| Occupancy                | 00               | NONE 100       |                      |              |                      |           |       |          |                |                      |         |             |             |                |                 |                |            |                             |      |                        |      |        |       |                   |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |            |  |  |  |  |  |  |  |  |
| Quality                  |                  | 03             | Quality Level 03     |              |                      |           |       |          |                |                      |         |             |             |                |                 |                |            |                             |      |                        |      |        |       |                   |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |            |  |  |  |  |  |  |  |  |
| DOR CODE                 |                  | 1600           | COMMUNITY SHOPPING   |              |                      |           |       |          |                |                      |         |             |             |                |                 |                |            |                             |      |                        |      |        |       |                   |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |            |  |  |  |  |  |  |  |  |
| MAP NUM                  |                  |                | MKT AREA             |              |                      |           |       |          |                |                      | 04      |             |             |                |                 |                |            |                             |      |                        |      |        |       |                   |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |            |  |  |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC         |                  | 4051.00        |                      |              |                      |           |       |          |                |                      |         |             |             |                |                 |                |            |                             |      |                        |      |        |       |                   |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |            |  |  |  |  |  |  |  |  |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE    | YEAR                 | TOT ADJ AREA | SUBAREA MARKET VALUE |           |       |          |                |                      |         |             |             |                |                 |                |            |                             |      |                        |      |        |       |                   |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |            |  |  |  |  |  |  |  |  |
| BAS                      | 490              | 100            | 2014                 | 490          | 51,751               |           |       |          |                |                      |         |             |             |                |                 |                |            |                             |      |                        |      |        |       |                   |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |            |  |  |  |  |  |  |  |  |
| BAS                      | 700              | 100            | 2014                 | 700          | 73,929               |           |       |          |                |                      |         |             |             |                |                 |                |            |                             |      |                        |      |        |       |                   |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |            |  |  |  |  |  |  |  |  |
| BAS                      | 840              | 100            | 2014                 | 840          | 88,715               |           |       |          |                |                      |         |             |             |                |                 |                |            |                             |      |                        |      |        |       |                   |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |            |  |  |  |  |  |  |  |  |
| BAS                      | 980              | 100            | 2014                 | 980          | 103,501              |           |       |          |                |                      |         |             |             |                |                 |                |            |                             |      |                        |      |        |       |                   |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |            |  |  |  |  |  |  |  |  |
| BAS                      | 1,330            | 100            | 2014                 | 1,330        | 140,466              |           |       |          |                |                      |         |             |             |                |                 |                |            |                             |      |                        |      |        |       |                   |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |            |  |  |  |  |  |  |  |  |
| BAS                      | 1,400            | 100            | 2014                 | 1,400        | 147,858              |           |       |          |                |                      |         |             |             |                |                 |                |            |                             |      |                        |      |        |       |                   |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |            |  |  |  |  |  |  |  |  |
| BAS                      | 1,890            | 100            | 2014                 | 1,890        | 199,609              |           |       |          |                |                      |         |             |             |                |                 |                |            |                             |      |                        |      |        |       |                   |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |            |  |  |  |  |  |  |  |  |
| BAS                      | 2,360            | 100            | 2014                 | 2,360        | 249,247              |           |       |          |                |                      |         |             |             |                |                 |                |            |                             |      |                        |      |        |       |                   |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |            |  |  |  |  |  |  |  |  |
| CAN                      | 210              | 30             | 2014                 | 63           | 6,653                |           |       |          |                |                      |         |             |             |                |                 |                |            |                             |      |                        |      |        |       |                   |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |            |  |  |  |  |  |  |  |  |
| PTO                      | 878              | 5              | 2014                 | 44           | 4,647                |           |       |          |                |                      |         |             |             |                |                 |                |            |                             |      |                        |      |        |       |                   |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |            |  |  |  |  |  |  |  |  |
| TOTALS                   |                  | 11,098         |                      |              | 10,105               | 1,067,220 |       |          |                |                      |         |             |             |                |                 |                |            |                             |      |                        |      |        |       |                   |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |            |  |  |  |  |  |  |  |  |
| EXTRA FEATURES           |                  |                |                      |              |                      |           |       |          |                | 463155 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          |            |                             |      |                        |      |        |       |                   |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |            |  |  |  |  |  |  |  |  |
| 21                       | 0464             | FNC GT 10'     | 0                    | 0            | 0                    | 1.00      | UT    | 350.00   | 350.00         | 100                  | 2014    | 2014        | 3           | 83             | 291             |                |            |                             |      |                        |      |        |       |                   |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |            |  |  |  |  |  |  |  |  |
| 22                       | 0810             | CONCRETE A     | 0                    | 0            | 15                   | 6         |       | 90.00    | SF             | 6.50                 | 100     | 2014        | 2014        | 3              | 93              | 544            |            |                             |      |                        |      |        |       |                   |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |            |  |  |  |  |  |  |  |  |
| 23                       | 0402             | CONC BUMPE     | 0                    | 0            | 0                    |           |       | 23.00    | UT             | 25.00                | 100     | 2014        | 2014        | 3              | 95              | 546            |            |                             |      |                        |      |        |       |                   |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |            |  |  |  |  |  |  |  |  |
| 24                       | 0446             | BOX FNC 6'     | 0                    | 0            | 0                    |           |       | 370.00   | LF             | 20.00                | 100     | 2014        | 2014        | 3              | 55              | 4,070          |            |                             |      |                        |      |        |       |                   |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |            |  |  |  |  |  |  |  |  |
| 25                       | 0464             | FNC GT 10'     | 0                    | 0            | 0                    |           |       | 2.00     | UT             | 350.00               | 100     | 2014        | 2014        | 3              | 83              | 581            |            |                             |      |                        |      |        |       |                   |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |            |  |  |  |  |  |  |  |  |
| 26                       | 0463             | FENCE GATE     | 0                    | 0            | 0                    |           |       | 2.00     | UT             | 300.00               | 100     | 2014        | 2014        | 3              | 83              | 498            |            |                             |      |                        |      |        |       |                   |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |            |  |  |  |  |  |  |  |  |
| 27                       | 0811             | CONCRETE B     | 0                    | 0            | 0                    |           |       | 633.00   | SF             | 5.20                 | 100     | 2014        | 2014        | 3              | 93              | 3,061          |            |                             |      |                        |      |        |       |                   |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |            |  |  |  |  |  |  |  |  |
| 28                       | 0446             | BOX FNC 6'     | 0                    | 0            | 0                    |           |       | 107.00   | LF             | 20.00                | 100     | 2015        | 2015        | 3              | 60              | 1,284          |            |                             |      |                        |      |        |       |                   |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |            |  |  |  |  |  |  |  |  |
| 29                       | 0803             | ASPHALT C      | 0                    | 0            | 110                  | 14        |       | 1,540.00 | SF             | 2.00                 | 100     | 2025        | 2024        |                | 90              | 2,772          |            |                             |      |                        |      |        |       |                   |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |            |  |  |  |  |  |  |  |  |
| LAND DESCRIPTION         |                  |                |                      |              |                      |           |       |          |                | TOTAL OB/XF          |         |             |             |                |                 |                |            |                             |      | 13,647                 |      |        |       |                   |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |            |  |  |  |  |  |  |  |  |
| 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            |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |            |  |  |  |  |  |  |  |  |
|                          |                  |                |                      |              |                      |           |       |          |                |                      |         |             |             |                |                 |                |            |                             |      |                        |      |        |       |                   |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |            |  |  |  |  |  |  |  |  |
|                          |                  |                |                      |              |                      |           |       |          |                |                      |         |             |             |                |                 |                |            |                             |      |                        |      |        |       |                   |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |            |  |  |  |  |  |  |  |  |
|                          |                  |                |                      |              |                      |           |       |          |                |                      |         |             |             |                |                 |                |            |                             |      |                        |      |        |       |                   |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |            |  |  |  |  |  |  |  |  |
|                          |                  |                |                      |              |                      |           |       |          |                |                      |         |             |             |                |                 |                |            |                             |      |                        |      |        |       |                   |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |            |  |  |  |  |  |  |  |  |
|                          |                  |                |                      |              |                      |           |       |          |                |                      |         |             |             |                |                 |                |            |                             |      |                        |      |        |       |                   |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |            |  |  |  |  |  |  |  |  |
|                          |                  |                |                      |              |                      |           |       |          |                |                      |         |             |             |                |                 |                |            |                             |      |                        |      |        |       |                   |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |            |  |  |  |  |  |  |  |  |
|                          |                  |                |                      |              |                      |           |       |          |                |                      |         |             |             |                |                 |                |            |                             |      |                        |      |        |       |                   |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |            |  |  |  |  |  |  |  |  |
|                          |                  |                |                      |              |                      |           |       |          |                |                      |         |             |             |                |                 |                |            |                             |      |                        |      |        |       |                   |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |            |  |  |  |  |  |  |  |  |
|                          |                  |                |                      |              |                      |           |       |          |                |                      |         |             |             |                |                 |                |            |                             |      |                        |      |        |       |                   |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |            |  |  |  |  |  |  |  |  |
|                          |                  |                |                      |              |                      |           |       |          |                |                      |         |             |             |                |                 |                |            |                             |      |                        |      |        |       |                   |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |            |  |  |  |  |  |  |  |  |
|                          |                  |                |                      |              |                      |           |       |          |                |                      |         |             |             |                |                 |                |            |                             |      |                        |      |        |       |                   |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |            |  |  |  |  |  |  |  |  |
|                          |                  |                |                      |              |                      |           |       |          |                |                      |         |             |             |                |                 |                |            |                             |      |                        |      |        |       |                   |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |            |  |  |  |  |  |  |  |  |
|                          |                  |                |                      |              |                      |           |       |          |                |                      |         |             |             |                |                 |                |            |                             |      |                        |      |        |       |                   |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |            |  |  |  |  |  |  |  |  |
|                          |                  |                |                      |              |                      |           |       |          |                |                      |         |             |             |                |                 |                |            |                             |      |                        |      |        |       |                   |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |            |  |  |  |  |  |  |  |  |
|                          |                  |                |                      |              |                      |           |       |          |                |                      |         |             |             |                |                 |                |            |                             |      |                        |      |        |       |                   |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |            |  |  |  |  |  |  |  |  |
|                          |                  |                |                      |              |                      |           |       |          |                |                      |         |             |             |                |                 |                |            |                             |      |                        |      |        |       |                   |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |            |  |  |  |  |  |  |  |  |
|                          |                  |                |                      |              |                      |           |       |          |                |                      |         |             |             |                |                 |                |            |                             |      |                        |      |        |       |                   |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |            |  |  |  |  |  |  |  |  |
|                          |                  |                |                      |              |                      |           |       |          |                |                      |         |             |             |                |                 |                |            |                             |      |                        |      |        |       |                   |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |            |  |  |  |  |  |  |  |  |
|                          |                  |                |                      |              |                      |           |       |          |                |                      |         |             |             |                |                 |                |            |                             |      |                        |      |        |       |                   |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |            |  |  |  |  |  |  |  |  |
|                          |                  |                |                      |              |                      |           |       |          |                |                      |         |             |             |                |                 |                |            |                             |      |                        |      |        |       |                   |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |            |  |  |  |  |  |  |  |  |
|                          |                  |                |                      |              |                      |           |       |          |                |                      |         |             |             |                |                 |                |            |                             |      |                        |      |        |       |                   |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |            |  |  |  |  |  |  |  |  |
|                          |                  |                |                      |              |                      |           |       |          |                |                      |         |             |             |                |                 |                |            |                             |      |                        |      |        |       |                   |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |            |  |  |  |  |  |  |  |  |
|                          |                  |                |                      |              |                      |           |       |          |                |                      |         |             |             |                |                 |                |            |                             |      |                        |      |        |       |                   |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |            |  |  |  |  |  |  |  |  |
|                          |                  |                |                      |              |                      |           |       |          |                |                      |         |             |             |                |                 |                |            |                             |      |                        |      |        |       |                   |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |            |  |  |  |  |  |  |  |  |
|                          |                  |                |                      |              |                      |           |       |          |                |                      |         |             |             |                |                 |                |            |                             |      |                        |      |        |       |                   |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |            |  |  |  |  |  |  |  |  |
|                          |                  |                |                      |              |                      |           |       |          |                |                      |         |             |             |                |                 |                |            |                             |      |                        |      |        |       |                   |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |            |  |  |  |  |  |  |  |  |
|                          |                  |                |                      |              |                      |           |       |          |                |                      |         |             |             |                |                 |                |            |                             |      |                        |      |        |       |                   |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |            |  |  |  |  |  |  |  |  |
|                          |                  |                |                      |              |                      |           |       |          |                |                      |         |             |             |                |                 |                |            |                             |      |                        |      |        |       |                   |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |            |  |  |  |  |  |  |  |  |
|                          |                  |                |                      |              |                      |           |       |          |                |                      |         |             |             |                |                 |                |            |                             |      |                        |      |        |       |                   |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |            |  |  |  |  |  |  |  |  |
|                          |                  |                |                      |              |                      |           |       |          |                |                      |         |             |             |                |                 |                |            |                             |      |                        |      |        |       |                   |  |  |  |  |  |  |  |                           |  |  |  |  |  |  |  |            |  |  |  |  |  |  |  |  |