



| BUILDING CHARACTERISTICS |                  |                  |      |              |                      |
|--------------------------|------------------|------------------|------|--------------|----------------------|
| ELEMENT                  | CD               | CONSTRUCTION     |      |              |                      |
| Exterior Wall            | 15               | CONC BLOCK 90    |      |              |                      |
| Exterior Wall            | 17               | CB STUCCO 10     |      |              |                      |
| Roof Structure           | 09               | RIDGE FRME 100   |      |              |                      |
| Roof Cover               | 02               | ROLL COMP 100    |      |              |                      |
| Interior Wall            | 05               | DRYWALL 100      |      |              |                      |
| Interior Floor           | 14               | CARPET 90        |      |              |                      |
| Interior Floor           | 11               | CLAY TILE 10     |      |              |                      |
| Ceiling                  | 01               | FIN.SUSPD 100    |      |              |                      |
| Air Condition            | 04               | ROOF TOP 100     |      |              |                      |
| Heating Type             | 04               | AIR DUCTED 100   |      |              |                      |
| Fixtures                 |                  | 19 100           |      |              |                      |
| Frame                    | 03               | MASONRY 100      |      |              |                      |
| Story Height             |                  | 12 100           |      |              |                      |
| RMS                      |                  | 46 100           |      |              |                      |
| Stories                  | 1.               | 1. 100           |      |              |                      |
| Units                    |                  | 0 100            |      |              |                      |
| BUD8 Adjustme            | 04               | DIST 01 100      |      |              |                      |
| Occupancy                | 00               | NONE 100         |      |              |                      |
| Quality                  | 03               | Quality Level 03 |      |              |                      |
| DOR CODE                 | 8600COUNTY       |                  |      |              |                      |
| 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                      | 9,720            | 100              | 1993 | 9,720        | 395,735              |
| BAS                      | 104              | 100              | 2008 | 104          | 14,934               |
| BAS                      | 392              | 100              | 2008 | 392          | 56,289               |
| BAS                      | 468              | 100              | 2008 | 468          | 67,202               |
| BAS                      | 504              | 100              | 2008 | 504          | 72,372               |
| BAS                      | 672              | 100              | 2008 | 672          | 96,495               |
| CAN                      | 407              | 30               | 2009 | 122          | 17,518               |
| CAN                      | 832              | 30               | 2009 | 250          | 35,899               |
| TOTALS                   | 13,099           |                  |      | 12,232       | 756,444              |

| MARKET ADJUSTMENTS                                |            |           |             |                |                |      |           |            |      |   |       |        |
|---------------------------------------------------|------------|-----------|-------------|----------------|----------------|------|-----------|------------|------|---|-------|--------|
| TYPE                                              | MDL        | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB       | ECON       | FNCT |   | NORM  | % COND |
| 1721                                              | 04         | 12,232    | 97.2160     | 166.97         | 2,042,377      | 1987 | 2007      | 0          | 0    | 0 | 14.00 | 86.00  |
| 1 MDL OFFICE 0% - 0 Heated Area: 11860 HX Base Yr |            |           |             |                |                |      |           |            |      |   |       |        |
|                                                   |            |           |             |                |                |      |           |            |      |   |       |        |
| BLD DATE                                          | 10/04/2024 |           |             |                |                | KW   | LGL DATE  |            |      |   |       |        |
| XF DATE                                           | 10/04/2024 |           |             |                |                | KW   | LAND DATE | 05/11/2026 |      |   |       |        |
| INC DATE                                          |            |           |             |                |                |      | AG DATE   |            |      |   |       |        |

| NASSAU COUNTY PROPERTY                             |  |  |  |  |           |           |  |  |  |             |  |
|----------------------------------------------------|--|--|--|--|-----------|-----------|--|--|--|-------------|--|
| VALUATION SUMMARY                                  |  |  |  |  |           |           |  |  |  | PAGE 1 of 2 |  |
| VALUATION BY                                       |  |  |  |  |           |           |  |  |  | STANDARD    |  |
| Tax Group: 4                                       |  |  |  |  | Tax Dist: |           |  |  |  |             |  |
| BUILDING MARKET VALUE                              |  |  |  |  | 1,756,444 |           |  |  |  |             |  |
| TOTAL MARKET OB/XF VALUE                           |  |  |  |  | 50,504    |           |  |  |  |             |  |
| TOTAL LAND VALUE - MARKET                          |  |  |  |  | 777,546   |           |  |  |  |             |  |
| TOTAL MARKET VALUE                                 |  |  |  |  | 2,584,494 |           |  |  |  |             |  |
| SOH/AGL Deduction                                  |  |  |  |  | 1,112,777 |           |  |  |  |             |  |
| ASSESSED VALUE                                     |  |  |  |  | 1,471,717 |           |  |  |  |             |  |
| TOTAL EXEMPTION VALUE                              |  |  |  |  | 03        | 1,471,717 |  |  |  |             |  |
| BASE TAXABLE VALUE                                 |  |  |  |  | 0         |           |  |  |  |             |  |
| TOTAL JUST VALUE                                   |  |  |  |  | 2,584,494 |           |  |  |  |             |  |
| NCON VALUE                                         |  |  |  |  | 0         |           |  |  |  |             |  |
| INCOME VALUE                                       |  |  |  |  |           |           |  |  |  |             |  |
| PREVIOUS YEAR MKT VALUE                            |  |  |  |  | 2,179,943 |           |  |  |  |             |  |
| STARTING POINT BEHAVIORAL HEALTHCARE __ NASSAU COU |  |  |  |  |           |           |  |  |  |             |  |
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| EXTRA FEATURES |            |             |     |     |    |    |           |    |          |                |           |         |             |    |
|----------------|------------|-------------|-----|-----|----|----|-----------|----|----------|----------------|-----------|---------|-------------|----|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS     | UT | Adj R    | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q  |
| 1              | 0803       | ASPHALT C   | 0   | 0   | 0  | 0  | 34,000.00 | SF | 2.00     | 2.00           | 100       | 1987    | 1987        | 3  |
| 2              | 0972       | ST LGHT UN  | 0   | 0   | 0  | 0  | 3.00      | UT | 2,530.00 | 2,530.00       | 100       | 1987    | 1987        | 3  |
| 3              | 0400       | CONC CURB   | 0   | 0   | 0  | 0  | 361.00    | LF | 15.00    | 15.00          | 100       | 1987    | 1987        | 3  |
| 4              | 0811       | CONCRETE B  | 0   | 0   | 0  | 0  | 675.00    | SF | 5.20     | 5.20           | 100       | 1987    | 1987        | 3  |
| 5              | 0810       | CONCRETE A  | 0   | 0   | 0  | 0  | 229.00    | SF | 6.50     | 6.50           | 100       | 1987    | 1987        | 3  |
| 6              | 0402       | CONC BUMPE  | 0   | 0   | 0  | 0  | 12.00     | UT | 25.00    | 25.00          | 100       | 1987    | 1987        | 3  |
| 7              | 4950       | BOLLARD     | 0   | 0   | 0  | 0  | 6.00      | UT | 100.00   | 100.00         | 100       | 1987    | 1987        | 3  |
| 8              | 0978       | SECURTY LT  | 0   | 0   | 0  | 0  | 2.00      | UT | 450.00   | 450.00         | 100       | 1987    | 1987        | 3  |
| 9              | 0975       | ST LT/ARM   | 0   | 0   | 0  | 0  | 1.00      | UT | 500.00   | 500.00         | 100       | 1987    | 1987        | 3  |
| 10             | 0350       | CARPORT WD  | 0   | 0   | 16 | 12 | 192.00    | SF | 13.00    | 13.00          | 100       | 2025    | 2024        | 97 |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |       |             | TOTAL OB/XF |     |          |        |         |            |                |            |                             |      | 44,754  |      |     |    |        |  |  |  |  |  |
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| 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                | 001700   | C   | 1STORY OFF           | 0   | 0004 | CG       | 0.00  | 0.00  | 76,230.00   | SF          |     | 1.00     | 1.00   | 0.85    | 12.00      | 10.20          | 777,546    |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |       |       |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
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|                  |          |     |                      |     |      |          |       |       |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |       |       |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |       |       |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |       |       |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          | </  |                      |     |      |          |       |       |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |

| BUILDING CHARACTERISTICS |  |    |  |              |  |  |  |  |  | MARKET ADJUSTMENTS |     |           |  |             |  |                |  |                |  | NASSAU COUNTY PROPERTY |     |      |      |  |      |        |  |                                    |  | PAGE 2 of 2 |  |  |  | 4 |  |  |  |
|--------------------------|--|----|--|--------------|--|--|--|--|--|--------------------|-----|-----------|--|-------------|--|----------------|--|----------------|--|------------------------|-----|------|------|--|------|--------|--|------------------------------------|--|-------------|--|--|--|---|--|--|--|
| ELEMENT                  |  | CD |  | CONSTRUCTION |  |  |  |  |  | TYPE               | MDL | EFF. AREA |  | TOT ADJ PTS |  | EFF. BASE RATE |  | REPL. COST NEW |  | AYB                    | EYB | ECON | FNCT |  | NORM | % COND |  | VALUATION SUMMARY                  |  |             |  |  |  |   |  |  |  |
|                          |  |    |  |              |  |  |  |  |  |                    |     |           |  |             |  |                |  |                |  |                        |     |      |      |  |      |        |  | VALUATION BY                       |  |             |  |  |  |   |  |  |  |
|                          |  |    |  |              |  |  |  |  |  |                    |     |           |  |             |  |                |  |                |  |                        |     |      |      |  |      |        |  | STANDARD                           |  |             |  |  |  |   |  |  |  |
|                          |  |    |  |              |  |  |  |  |  |                    |     |           |  |             |  |                |  |                |  |                        |     |      |      |  |      |        |  | Tax Group: 4 Tax Dist:             |  |             |  |  |  |   |  |  |  |
|                          |  |    |  |              |  |  |  |  |  |                    |     |           |  |             |  |                |  |                |  |                        |     |      |      |  |      |        |  | BUILDING MARKET VALUE 1,756,444    |  |             |  |  |  |   |  |  |  |
|                          |  |    |  |              |  |  |  |  |  |                    |     |           |  |             |  |                |  |                |  |                        |     |      |      |  |      |        |  | TOTAL MARKET OB/XF VALUE 50,504    |  |             |  |  |  |   |  |  |  |
|                          |  |    |  |              |  |  |  |  |  |                    |     |           |  |             |  |                |  |                |  |                        |     |      |      |  |      |        |  | TOTAL LAND VALUE - MARKET 777,546  |  |             |  |  |  |   |  |  |  |
|                          |  |    |  |              |  |  |  |  |  |                    |     |           |  |             |  |                |  |                |  |                        |     |      |      |  |      |        |  | TOTAL MARKET VALUE 2,584,494       |  |             |  |  |  |   |  |  |  |
|                          |  |    |  |              |  |  |  |  |  |                    |     |           |  |             |  |                |  |                |  |                        |     |      |      |  |      |        |  | SOH/AGL Deduction 1,112,777        |  |             |  |  |  |   |  |  |  |
|                          |  |    |  |              |  |  |  |  |  |                    |     |           |  |             |  |                |  |                |  |                        |     |      |      |  |      |        |  | ASSESSED VALUE 1,471,717           |  |             |  |  |  |   |  |  |  |
|                          |  |    |  |              |  |  |  |  |  |                    |     |           |  |             |  |                |  |                |  |                        |     |      |      |  |      |        |  | TOTAL EXEMPTION VALUE 03 1,471,717 |  |             |  |  |  |   |  |  |  |
|                          |  |    |  |              |  |  |  |  |  |                    |     |           |  |             |  |                |  |                |  |                        |     |      |      |  |      |        |  | BASE TAXABLE VALUE 0               |  |             |  |  |  |   |  |  |  |
|                          |  |    |  |              |  |  |  |  |  |                    |     |           |  |             |  |                |  |                |  |                        |     |      |      |  |      |        |  | TOTAL JUST VALUE 2,584,494         |  |             |  |  |  |   |  |  |  |
|                          |  |    |  |              |  |  |  |  |  |                    |     |           |  |             |  |                |  |                |  |                        |     |      |      |  |      |        |  | NCON VALUE 0                       |  |             |  |  |  |   |  |  |  |
|                          |  |    |  |              |  |  |  |  |  |                    |     |           |  |             |  |                |  |                |  |                        |     |      |      |  |      |        |  | INCOME VALUE                       |  |             |  |  |  |   |  |  |  |
|                          |  |    |  |              |  |  |  |  |  |                    |     |           |  |             |  |                |  |                |  |                        |     |      |      |  |      |        |  | PREVIOUS YEAR MKT VALUE 2,179,943  |  |             |  |  |  |   |  |  |  |
|                          |  |    |  |              |  |  |  |  |  |                    |     |           |  |             |  |                |  |                |  |                        |     |      |      |  |      |        |  |                                    |  |             |  |  |  |   |  |  |  |
|                          |  |    |  |              |  |  |  |  |  |                    |     |           |  |             |  |                |  |                |  |                        |     |      |      |  |      |        |  |                                    |  |             |  |  |  |   |  |  |  |
|                          |  |    |  |              |  |  |  |  |  |                    |     |           |  |             |  |                |  |                |  |                        |     |      |      |  |      |        |  |                                    |  |             |  |  |  |   |  |  |  |
|                          |  |    |  |              |  |  |  |  |  |                    |     |           |  |             |  |                |  |                |  |                        |     |      |      |  |      |        |  |                                    |  |             |  |  |  |   |  |  |  |
|                          |  |    |  |              |  |  |  |  |  |                    |     |           |  |             |  |                |  |                |  |                        |     |      |      |  |      |        |  |                                    |  |             |  |  |  |   |  |  |  |
|                          |  |    |  |              |  |  |  |  |  |                    |     |           |  |             |  |                |  |                |  |                        |     |      |      |  |      |        |  |                                    |  |             |  |  |  |   |  |  |  |
|                          |  |    |  |              |  |  |  |  |  |                    |     |           |  |             |  |                |  |                |  |                        |     |      |      |  |      |        |  |                                    |  |             |  |  |  |   |  |  |  |
|                          |  |    |  |              |  |  |  |  |  |                    |     |           |  |             |  |                |  |                |  |                        |     |      |      |  |      |        |  |                                    |  |             |  |  |  |   |  |  |  |
|                          |  |    |  |              |  |  |  |  |  |                    |     |           |  |             |  |                |  |                |  |                        |     |      |      |  |      |        |  |                                    |  |             |  |  |  |   |  |  |  |
|                          |  |    |  |              |  |  |  |  |  |                    |     |           |  |             |  |                |  |                |  |                        |     |      |      |  |      |        |  |                                    |  |             |  |  |  |   |  |  |  |
|                          |  |    |  |              |  |  |  |  |  |                    |     |           |  |             |  |                |  |                |  |                        |     |      |      |  |      |        |  |                                    |  |             |  |  |  |   |  |  |  |
|                          |  |    |  |              |  |  |  |  |  |                    |     |           |  |             |  |                |  |                |  |                        |     |      |      |  |      |        |  |                                    |  |             |  |  |  |   |  |  |  |
|                          |  |    |  |              |  |  |  |  |  |                    |     |           |  |             |  |                |  |                |  |                        |     |      |      |  |      |        |  |                                    |  |             |  |  |  |   |  |  |  |
|                          |  |    |  |              |  |  |  |  |  |                    |     |           |  |             |  |                |  |                |  |                        |     |      |      |  |      |        |  |                                    |  |             |  |  |  |   |  |  |  |
|                          |  |    |  |              |  |  |  |  |  |                    |     |           |  |             |  |                |  |                |  |                        |     |      |      |  |      |        |  |                                    |  |             |  |  |  |   |  |  |  |