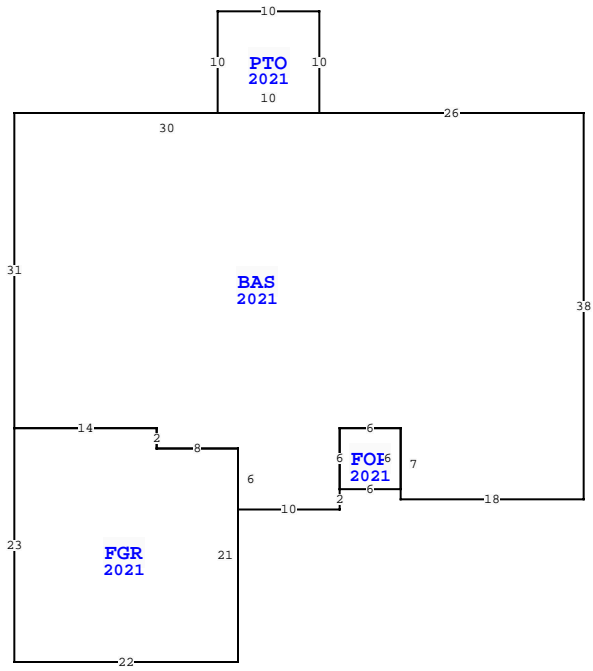




| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|---------------|----------------------|
| ELEMENT | CD | | |
| Exterior Wall | 20 | FACE BRICK | 100 |
| Roof Structur | 03 | GABLE/HIP | 100 |
| Roof Cover | 03 | COMP SHNGL | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floor | 13 | LVT/LAMMT | 70 |
| Interior Floor | 14 | CARPET | 30 |
| Air Condition | 03 | CENTRAL | 100 |
| Heating Type | 04 | AIR DUCTED | 100 |
| Bedrooms | | 3 | 100 |
| Bathrooms | | 2 | 100 |
| Frame | 02 | WOOD FRAME | 100 |
| Stories | 1. | 1. | 100 |
| Units | | 0 | 100 |
| Occupancy | 00 | NONE | 100 |
| Quality | 03 | Quality Level | 03 |
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 08 |
| NEIGHBORHOOD/LOC | 8124.00 | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA |
| BAS | 1,958 | 100 | 1,958 |
| FGR | 490 | 55 | 270 |
| FOP | 36 | 30 | 11 |
| PTO | 100 | 5 | 5 |
| | | | SUBAREA MARKET VALUE |
| | | | 247,403 |
| | | | 34,116 |
| | | | 1,390 |
| | | | 632 |
| TOTALS | 2,584 | | 2,244 |
| | | | 283,541 |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--------------------|----------|-----------|-------------|-------------------|-----------------|-----|-----|------|------|------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 1 | SNGL FAM | - 100% | - 2022 | | | | | | | | |
| | | | | Heated Area: 1958 | | | | | | | |
| | | | | | HX Base Yr 2022 | | | | | | |



| NASSAU COUNTY PROPERTY | | PAGE 1 of 1 | 6 |
|---------------------------|-----------|-------------|---|
| VALUATION SUMMARY | | | |
| VALUATION BY | | STANDARD | |
| Tax Group: 6 | Tax Dist: | | |
| BUILDING MARKET VALUE | | 283,541 | |
| TOTAL MARKET OB/XF VALUE | | 5,456 | |
| TOTAL LAND VALUE - MARKET | | 60,000 | |
| TOTAL MARKET VALUE | | 348,997 | |
| SOH/AGL Deduction | | 29,555 | |
| ASSESSED VALUE | | 319,442 | |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 | |
| BASE TAXABLE VALUE | | 269,442 | |
| TOTAL JUST VALUE | | 348,997 | |
| NCON VALUE | | 0 | |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | 310,138 | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|---------|------------|
| 21002003 | CO ISSUED | 0 | 08/27/2021 |
| 21002003 | NEW CONSTR | 309,734 | 02/19/2021 |

| SALES DATA | | | | | | |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2492/1776 | 8/31/2021 | WD Q | Q | I | 01 | 321,400 |
| GRANTOR: KEN GREENE CONTRACTOR | | | | | | |
| GRANTEE: SHAW CASSIE L | | | | | | |
| 2262/1966 | 2/27/2019 | SW U | V | 30 | | 744,000 |
| GRANTOR: KENNETH L GREENE CONT | | | | | | |
| GRANTEE: KEN GREEN CONTRACTO | | | | | | |

| BLD DATE | | LGL DATE | |
|----------|----------|-----------|---------|
| XF DATE | INC DATE | LAND DATE | AG DATE |
| | | | |

| BUILDING NOTES | |
|----------------|--|
| | |

| BUILDING DIMENSIONS | |
|---|--|
| BAS=[YR=2021] W26 PTO=[YR=2021] N10 W10 S10 E10\$ W30 S31 | |
| FGR=[YR=2021] S23 E22 N21 W8 N2 W14\$ E14 S2 E8 S6 E10 N2 | |
| FOP=[YR=2021] E6 N6 W6 S6\$ N6 E6 S7 E18 N38\$. | |

| 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 | % COND | OB/XF MKT VALUE | NOTES |
| 1 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | | 4.00 | 100 | 2021 | 2021 | 3 | 100 | 5,456 | |

| LAND DESCRIPTION | | | | | | | | | | | | | | | TOTAL OB/XF | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|-------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
| 1 | 000100 | C | SFR | 100 | | OR | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 60,000.00 | 60,000.00 | 60,000 | | | | | | | |