



| BUILDING CHARACTERISTICS |   |                  |                  |             |                                                                            |              |     |                      |             |                |                |           |         | MARKET ADJUSTMENTS |      |        |                 |        |                   |                           |  |  |  | NASSAU COUNTY PROPERTY |  |  |  |  |  |           |  |  |  |  |                 |  |  |  |  |     |  |  |  |  |          |  |  |  |  |  |  |  |  |  |
|--------------------------|---|------------------|------------------|-------------|----------------------------------------------------------------------------|--------------|-----|----------------------|-------------|----------------|----------------|-----------|---------|--------------------|------|--------|-----------------|--------|-------------------|---------------------------|--|--|--|------------------------|--|--|--|--|--|-----------|--|--|--|--|-----------------|--|--|--|--|-----|--|--|--|--|----------|--|--|--|--|--|--|--|--|--|
| ELEMENT                  |   | CD               | CONSTRUCTION     |             | TYPE                                                                       |              | MDL | EFF. AREA            | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB       | EYB     | ECON               | FNCT |        | NORM            | % COND | VALUATION SUMMARY |                           |  |  |  |                        |  |  |  |  |  |           |  |  |  |  |                 |  |  |  |  |     |  |  |  |  |          |  |  |  |  |  |  |  |  |  |
| Exterior Wall            |   | 25               | MOD METAL 100    |             | 6500                                                                       | 01           |     | 384                  | 58.1900     | 20.37          | 7,822          | 2008      | 2008    |                    | 0    | 0      | 18.00           | 82.00  | VALUATION BY      |                           |  |  |  |                        |  |  |  |  |  |           |  |  |  |  |                 |  |  |  |  |     |  |  |  |  |          |  |  |  |  |  |  |  |  |  |
| Roof Structur            |   | 03               | GABLE/HIP 100    |             | 2 GARAGE RES - 100% - 2023                                                 |              |     |                      |             |                |                |           |         |                    |      |        |                 |        |                   | Heated Area: 384          |  |  |  |                        |  |  |  |  |  |           |  |  |  |  | HX Base Yr 2023 |  |  |  |  |     |  |  |  |  | STANDARD |  |  |  |  |  |  |  |  |  |
| Roof Cover               |   | 12               | MODULAR MT 100   |             | <div><div></div><div>24</div><div>16</div><div>24</div><div>16</div></div> |              |     |                      |             |                |                |           |         |                    |      |        |                 |        |                   | BUILDING MARKET VALUE     |  |  |  |                        |  |  |  |  |  |           |  |  |  |  | 276,626         |  |  |  |  |     |  |  |  |  |          |  |  |  |  |  |  |  |  |  |
| Interior Wall            |   |                  | N/A 100          |             |                                                                            |              |     |                      |             |                |                |           |         |                    |      |        |                 |        |                   | TOTAL MARKET OB/XF VALUE  |  |  |  |                        |  |  |  |  |  |           |  |  |  |  | 30,922          |  |  |  |  |     |  |  |  |  |          |  |  |  |  |  |  |  |  |  |
| Interior Floo            |   | 03               | CONC FINSH 100   |             |                                                                            |              |     |                      |             |                |                |           |         |                    |      |        |                 |        |                   | TOTAL LAND VALUE - MARKET |  |  |  |                        |  |  |  |  |  |           |  |  |  |  | 122,500         |  |  |  |  |     |  |  |  |  |          |  |  |  |  |  |  |  |  |  |
| Air Condition            |   | 99               | N/A 100          |             |                                                                            |              |     |                      |             |                |                |           |         |                    |      |        |                 |        |                   | TOTAL MARKET VALUE        |  |  |  |                        |  |  |  |  |  |           |  |  |  |  | 430,048         |  |  |  |  |     |  |  |  |  |          |  |  |  |  |  |  |  |  |  |
| Heating Type             |   |                  | N/A 100          |             |                                                                            |              |     |                      |             |                |                |           |         |                    |      |        |                 |        |                   | SOH/AGL Deduction         |  |  |  |                        |  |  |  |  |  |           |  |  |  |  | 0               |  |  |  |  |     |  |  |  |  |          |  |  |  |  |  |  |  |  |  |
| Bedrooms                 |   |                  | 0 100            |             |                                                                            |              |     |                      |             |                |                |           |         |                    |      |        |                 |        |                   | ASSESSED VALUE            |  |  |  |                        |  |  |  |  |  |           |  |  |  |  | 430,048         |  |  |  |  |     |  |  |  |  |          |  |  |  |  |  |  |  |  |  |
| Bathrooms                |   |                  | 0 100            |             |                                                                            |              |     |                      |             |                |                |           |         |                    |      |        |                 |        |                   | TOTAL EXEMPTION VALUE     |  |  |  |                        |  |  |  |  |  |           |  |  |  |  | HX HB XM 50,000 |  |  |  |  |     |  |  |  |  |          |  |  |  |  |  |  |  |  |  |
| Frame                    |   | 03               | MASONRY 100      |             |                                                                            |              |     |                      |             |                |                |           |         |                    |      |        |                 |        |                   | BASE TAXABLE VALUE        |  |  |  |                        |  |  |  |  |  |           |  |  |  |  | 380,048         |  |  |  |  |     |  |  |  |  |          |  |  |  |  |  |  |  |  |  |
| Stories                  |   | 0                | 0 100            |             |                                                                            |              |     |                      |             |                |                |           |         |                    |      |        |                 |        |                   | TOTAL JUST VALUE          |  |  |  |                        |  |  |  |  |  |           |  |  |  |  | 430,048         |  |  |  |  |     |  |  |  |  |          |  |  |  |  |  |  |  |  |  |
| Units                    |   |                  | 0 100            |             |                                                                            |              |     |                      |             |                |                |           |         |                    |      |        |                 |        |                   | NCON VALUE                |  |  |  |                        |  |  |  |  |  |           |  |  |  |  | 0               |  |  |  |  |     |  |  |  |  |          |  |  |  |  |  |  |  |  |  |
| Occupancy                |   | 00               | NONE 100         |             | INCOME VALUE                                                               |              |     |                      |             |                |                |           |         |                    |      |        |                 |        |                   |                           |  |  |  |                        |  |  |  |  |  |           |  |  |  |  |                 |  |  |  |  |     |  |  |  |  |          |  |  |  |  |  |  |  |  |  |
|                          |   |                  |                  |             | PREVIOUS YEAR MKT VALUE                                                    |              |     |                      |             |                |                |           |         |                    |      |        |                 |        |                   | 348,085                   |  |  |  |                        |  |  |  |  |  |           |  |  |  |  |                 |  |  |  |  |     |  |  |  |  |          |  |  |  |  |  |  |  |  |  |
|                          |   |                  |                  |             |                                                                            |              |     |                      |             |                |                |           |         |                    |      |        |                 |        |                   |                           |  |  |  |                        |  |  |  |  |  |           |  |  |  |  |                 |  |  |  |  |     |  |  |  |  |          |  |  |  |  |  |  |  |  |  |
|                          |   |                  |                  |             |                                                                            |              |     |                      |             |                |                |           |         |                    |      |        |                 |        |                   |                           |  |  |  |                        |  |  |  |  |  |           |  |  |  |  |                 |  |  |  |  |     |  |  |  |  |          |  |  |  |  |  |  |  |  |  |
|                          |   |                  |                  |             |                                                                            |              |     |                      |             |                |                |           |         |                    |      |        |                 |        |                   |                           |  |  |  |                        |  |  |  |  |  |           |  |  |  |  |                 |  |  |  |  |     |  |  |  |  |          |  |  |  |  |  |  |  |  |  |
|                          |   |                  |                  |             |                                                                            |              |     |                      |             |                |                |           |         |                    |      |        |                 |        |                   |                           |  |  |  |                        |  |  |  |  |  |           |  |  |  |  |                 |  |  |  |  |     |  |  |  |  |          |  |  |  |  |  |  |  |  |  |
| Quality                  |   | 06               | Quality Level 06 |             |                                                                            |              |     |                      |             |                |                |           |         |                    |      |        |                 |        |                   |                           |  |  |  |                        |  |  |  |  |  |           |  |  |  |  |                 |  |  |  |  |     |  |  |  |  |          |  |  |  |  |  |  |  |  |  |
| DOR CODE                 |   | 0100             | SINGLE FAMILY    |             |                                                                            |              |     |                      |             |                |                |           |         |                    |      |        |                 |        |                   |                           |  |  |  |                        |  |  |  |  |  |           |  |  |  |  |                 |  |  |  |  |     |  |  |  |  |          |  |  |  |  |  |  |  |  |  |
| MAP NUM                  |   |                  | MKT AREA         |             |                                                                            |              |     |                      |             |                |                |           |         |                    |      |        |                 |        |                   | 09                        |  |  |  |                        |  |  |  |  |  |           |  |  |  |  |                 |  |  |  |  |     |  |  |  |  |          |  |  |  |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC         |   | 9001.00          |                  |             |                                                                            |              |     |                      |             |                |                |           |         |                    |      |        |                 |        |                   |                           |  |  |  |                        |  |  |  |  |  |           |  |  |  |  |                 |  |  |  |  |     |  |  |  |  |          |  |  |  |  |  |  |  |  |  |
| AREA TYPE                |   | TOTAL GROSS AREA |                  | PCT OF BASE |                                                                            | TOT ADJ AREA |     | SUBAREA MARKET VALUE |             |                |                |           |         |                    |      |        |                 |        |                   |                           |  |  |  |                        |  |  |  |  |  |           |  |  |  |  |                 |  |  |  |  |     |  |  |  |  |          |  |  |  |  |  |  |  |  |  |
| BAS                      |   | 384              |                  | 100         |                                                                            | 384          |     | 6,414                |             |                |                |           |         |                    |      |        |                 |        |                   |                           |  |  |  |                        |  |  |  |  |  |           |  |  |  |  |                 |  |  |  |  |     |  |  |  |  |          |  |  |  |  |  |  |  |  |  |
| TOTALS                   |   | 384              |                  |             |                                                                            | 384          |     | 6,414                |             |                |                |           |         |                    |      |        |                 |        |                   |                           |  |  |  |                        |  |  |  |  |  |           |  |  |  |  |                 |  |  |  |  |     |  |  |  |  |          |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES           |   |                  |                  |             | 6400 HORSESHOE CIR, BRYCEVILLE                                             |              |     |                      |             |                |                |           |         |                    |      |        |                 |        |                   | BLD DATE                  |  |  |  |                        |  |  |  |  |  | LGL DATE  |  |  |  |  | 06/16/2023      |  |  |  |  | MLU |  |  |  |  |          |  |  |  |  |  |  |  |  |  |
|                          |   |                  |                  |             |                                                                            |              |     |                      |             |                |                |           |         |                    |      |        |                 |        |                   | XF DATE                   |  |  |  |                        |  |  |  |  |  | LAND DATE |  |  |  |  |                 |  |  |  |  |     |  |  |  |  |          |  |  |  |  |  |  |  |  |  |
|                          |   |                  |                  |             |                                                                            |              |     |                      |             |                |                |           |         |                    |      |        |                 |        |                   | INC DATE                  |  |  |  |                        |  |  |  |  |  | AG DATE   |  |  |  |  |                 |  |  |  |  |     |  |  |  |  |          |  |  |  |  |  |  |  |  |  |
| L                        | N | OB/XF CODE       | DESCRIPTION      | BLD         | CAP                                                                        | L            | W   | UNITS                | UT          | Adj R          | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL        | Q    | % COND | OB/XF MKT VALUE | NOTES  |                   |                           |  |  |  |                        |  |  |  |  |  |           |  |  |  |  |                 |  |  |  |  |     |  |  |  |  |          |  |  |  |  |  |  |  |  |  |
|                          |   |                  |                  |             |                                                                            |              |     |                      |             |                |                |           |         |                    |      |        |                 |        |                   |                           |  |  |  |                        |  |  |  |  |  |           |  |  |  |  |                 |  |  |  |  |     |  |  |  |  |          |  |  |  |  |  |  |  |  |  |
|                          |   |                  |                  |             |                                                                            |              |     |                      |             |                |                |           |         |                    |      |        |                 |        |                   |                           |  |  |  |                        |  |  |  |  |  |           |  |  |  |  |                 |  |  |  |  |     |  |  |  |  |          |  |  |  |  |  |  |  |  |  |
|                          |   |                  |                  |             |                                                                            |              |     |                      |             |                |                |           |         |                    |      |        |                 |        |                   |                           |  |  |  |                        |  |  |  |  |  |           |  |  |  |  |                 |  |  |  |  |     |  |  |  |  |          |  |  |  |  |  |  |  |  |  |
|                          |   |                  |                  |             |                                                                            |              |     |                      |             |                |                |           |         |                    |      |        |                 |        |                   |                           |  |  |  |                        |  |  |  |  |  |           |  |  |  |  |                 |  |  |  |  |     |  |  |  |  |          |  |  |  |  |  |  |  |  |  |
|                          |   |                  |                  |             |                                                                            |              |     |                      |             |                |                |           |         |                    |      |        |                 |        |                   |                           |  |  |  |                        |  |  |  |  |  |           |  |  |  |  |                 |  |  |  |  |     |  |  |  |  |          |  |  |  |  |  |  |  |  |  |
|                          |   |                  |                  |             |                                                                            |              |     |                      |             |                |                |           |         |                    |      |        |                 |        |                   |                           |  |  |  |                        |  |  |  |  |  |           |  |  |  |  |                 |  |  |  |  |     |  |  |  |  |          |  |  |  |  |  |  |  |  |  |
|                          |   |                  |                  |             |                                                                            |              |     |                      |             |                |                |           |         |                    |      |        |                 |        |                   |                           |  |  |  |                        |  |  |  |  |  |           |  |  |  |  |                 |  |  |  |  |     |  |  |  |  |          |  |  |  |  |  |  |  |  |  |
|                          |   |                  |                  |             |                                                                            |              |     |                      |             |                |                |           |         |                    |      |        |                 |        |                   |                           |  |  |  |                        |  |  |  |  |  |           |  |  |  |  |                 |  |  |  |  |     |  |  |  |  |          |  |  |  |  |  |  |  |  |  |
|                          |   |                  |                  |             |                                                                            |              |     |                      |             |                |                |           |         |                    |      |        |                 |        |                   |                           |  |  |  |                        |  |  |  |  |  |           |  |  |  |  |                 |  |  |  |  |     |  |  |  |  |          |  |  |  |  |  |  |  |  |  |
|                          |   |                  |                  |             |                                                                            |              |     |                      |             |                |                |           |         |                    |      |        |                 |        |                   |                           |  |  |  |                        |  |  |  |  |  |           |  |  |  |  |                 |  |  |  |  |     |  |  |  |  |          |  |  |  |  |  |  |  |  |  |
|                          |   |                  |                  |             |                                                                            |              |     |                      |             |                |                |           |         |                    |      |        |                 |        |                   |                           |  |  |  |                        |  |  |  |  |  |           |  |  |  |  |                 |  |  |  |  |     |  |  |  |  |          |  |  |  |  |  |  |  |  |  |
|                          |   |                  |                  |             |                                                                            |              |     |                      |             |                |                |           |         |                    |      |        |                 |        |                   |                           |  |  |  |                        |  |  |  |  |  |           |  |  |  |  |                 |  |  |  |  |     |  |  |  |  |          |  |  |  |  |  |  |  |  |  |
|                          |   |                  |                  |             |                                                                            |              |     |                      |             |                |                |           |         |                    |      |        |                 |        |                   |                           |  |  |  |                        |  |  |  |  |  |           |  |  |  |  |                 |  |  |  |  |     |  |  |  |  |          |  |  |  |  |  |  |  |  |  |
|                          |   |                  |                  |             |                                                                            |              |     |                      |             |                |                |           |         |                    |      |        |                 |        |                   |                           |  |  |  |                        |  |  |  |  |  |           |  |  |  |  |                 |  |  |  |  |     |  |  |  |  |          |  |  |  |  |  |  |  |  |  |
|                          |   |                  |                  |             |                                                                            |              |     |                      |             |                |                |           |         |                    |      |        |                 |        |                   |                           |  |  |  |                        |  |  |  |  |  |           |  |  |  |  |                 |  |  |  |  |     |  |  |  |  |          |  |  |  |  |  |  |  |  |  |
|                          |   |                  |                  |             |                                                                            |              |     |                      |             |                |                |           |         |                    |      |        |                 |        |                   |                           |  |  |  |                        |  |  |  |  |  |           |  |  |  |  |                 |  |  |  |  |     |  |  |  |  |          |  |  |  |  |  |  |  |  |  |
|                          |   |                  |                  |             |                                                                            |              |     |                      |             |                |                |           |         |                    |      |        |                 |        |                   |                           |  |  |  |                        |  |  |  |  |  |           |  |  |  |  |                 |  |  |  |  |     |  |  |  |  |          |  |  |  |  |  |  |  |  |  |
|                          |   |                  |                  |             |                                                                            |              |     |                      |             |                |                |           |         |                    |      |        |                 |        |                   |                           |  |  |  |                        |  |  |  |  |  |           |  |  |  |  |                 |  |  |  |  |     |  |  |  |  |          |  |  |  |  |  |  |  |  |  |
|                          |   |                  |                  |             |                                                                            |              |     |                      |             |                |                |           |         |                    |      |        |                 |        |                   |                           |  |  |  |                        |  |  |  |  |  |           |  |  |  |  |                 |  |  |  |  |     |  |  |  |  |          |  |  |  |  |  |  |  |  |  |
|                          |   |                  |                  |             |                                                                            |              |     |                      |             |                |                |           |         |                    |      |        |                 |        |                   |                           |  |  |  |                        |  |  |  |  |  |           |  |  |  |  |                 |  |  |  |  |     |  |  |  |  |          |  |  |  |  |  |  |  |  |  |
|                          |   |                  |                  |             |                                                                            |              |     |                      |             |                |                |           |         |                    |      |        |                 |        |                   |                           |  |  |  |                        |  |  |  |  |  |           |  |  |  |  |                 |  |  |  |  |     |  |  |  |  |          |  |  |  |  |  |  |  |  |  |
|                          |   |                  |                  |             |                                                                            |              |     |                      |             |                |                |           |         |                    |      |        |                 |        |                   |                           |  |  |  |                        |  |  |  |  |  |           |  |  |  |  |                 |  |  |  |  |     |  |  |  |  |          |  |  |  |  |  |  |  |  |  |
|                          |   |                  |                  |             |                                                                            |              |     |                      |             |                |                |           |         |                    |      |        |                 |        |                   |                           |  |  |  |                        |  |  |  |  |  |           |  |  |  |  |                 |  |  |  |  |     |  |  |  |  |          |  |  |  |  |  |  |  |  |  |
|                          |   |                  |                  |             |                                                                            |              |     |                      |             |                |                |           |         |                    |      |        |                 |        |                   |                           |  |  |  |                        |  |  |  |  |  |           |  |  |  |  |                 |  |  |  |  |     |  |  |  |  |          |  |  |  |  |  |  |  |  |  |
|                          |   |                  |                  |             |                                                                            |              |     |                      |             |                |                |           |         |                    |      |        |                 |        |                   |                           |  |  |  |                        |  |  |  |  |  |           |  |  |  |  |                 |  |  |  |  |     |  |  |  |  |          |  |  |  |  |  |  |  |  |  |
|                          |   |                  |                  |             |                                                                            |              |     |                      |             |                |                |           |         |                    |      |        |                 |        |                   |                           |  |  |  |                        |  |  |  |  |  |           |  |  |  |  |                 |  |  |  |  |     |  |  |  |  |          |  |  |  |  |  |  |  |  |  |
|                          |   |                  |                  |             |                                                                            |              |     |                      |             |                |                |           |         |                    |      |        |                 |        |                   |                           |  |  |  |                        |  |  |  |  |  |           |  |  |  |  |                 |  |  |  |  |     |  |  |  |  |          |  |  |  |  |  |  |  |  |  |
|                          |   |                  |                  |             |                                                                            |              |     |                      |             |                |                |           |         |                    |      |        |                 |        |                   |                           |  |  |  |                        |  |  |  |  |  |           |  |  |  |  |                 |  |  |  |  |     |  |  |  |  |          |  |  |  |  |  |  |  |  |  |
|                          |   |                  |                  |             |                                                                            |              |     |                      |             |                |                |           |         |                    |      |        |                 |        |                   |                           |  |  |  |                        |  |  |  |  |  |           |  |  |  |  |                 |  |  |  |  |     |  |  |  |  |          |  |  |  |  |  |  |  |  |  |
|                          |   |                  |                  |             |                                                                            |              |     |                      |             |                |                |           |         |                    |      |        |                 |        |                   |                           |  |  |  |                        |  |  |  |  |  |           |  |  |  |  |                 |  |  |  |  |     |  |  |  |  |          |  |  |  |  |  |  |  |  |  |
|                          |   |                  |                  |             |                                                                            |              |     |                      |             |                |                |           |         |                    |      |        |                 |        |                   |                           |  |  |  |                        |  |  |  |  |  |           |  |  |  |  |                 |  |  |  |  |     |  |  |  |  |          |  |  |  |  |  |  |  |  |  |
|                          |   |                  |                  |             |                                                                            |              |     |                      |             |                |                |           |         |                    |      |        |                 |        |                   |                           |  |  |  |                        |  |  |  |  |  |           |  |  |  |  |                 |  |  |  |  |     |  |  |  |  |          |  |  |  |  |  |  |  |  |  |
|                          |   |                  |                  |             |                                                                            |              |     |                      |             |                |                |           |         |                    |      |        |                 |        |                   |                           |  |  |  |                        |  |  |  |  |  |           |  |  |  |  |                 |  |  |  |  |     |  |  |  |  |          |  |  |  |  |  |  |  |  |  |
|                          |   |                  |                  |             |                                                                            |              |     |                      |             |                |                |           |         |                    |      |        |                 |        |                   |                           |  |  |  |                        |  |  |  |  |  |           |  |  |  |  |                 |  |  |  |  |     |  |  |  |  |          |  |  |  |  |  |  |  |  |  |
|                          |   |                  |                  |             |                                                                            |              |     |                      |             |                |                |           |         |                    |      |        |                 |        |                   |                           |  |  |  |                        |  |  |  |  |  |           |  |  |  |  |                 |  |  |  |  |     |  |  |  |  |          |  |  |  |  |  |  |  |  |  |
|                          |   |                  |                  |             |                                                                            |              |     |                      |             |                |                |           |         |                    |      |        |                 |        |                   |                           |  |  |  |                        |  |  |  |  |  |           |  |  |  |  |                 |  |  |  |  |     |  |  |  |  |          |  |  |  |  |  |  |  |  |  |

[illegible]