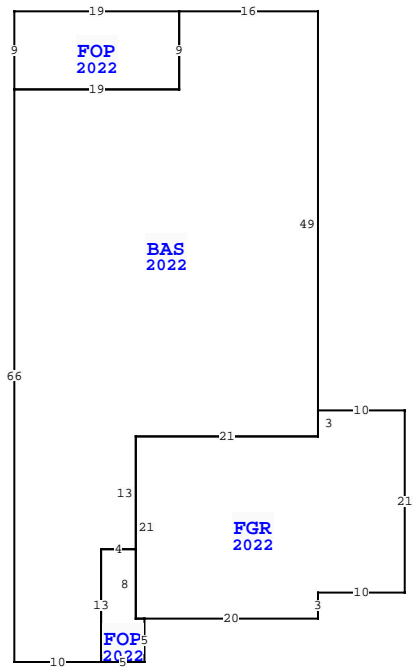


| BUILDING CHARACTERISTICS |                  | CONSTRUCTION  |              |
|--------------------------|------------------|---------------|--------------|
| ELEMENT                  | CD               |               |              |
| Exterior Wall            | 31               | HARDIE BRD    | 100          |
| Roof Structur            | 03               | GABLE/HIP     | 100          |
| Roof Cover               | 03               | COMP SHNGL    | 100          |
| Interior Wall            | 05               | DRYWALL       | 100          |
| Interior Floor           | 13               | LVT/LAMMT     | 50           |
| Interior Floor           | 14               | CARPET        | 50           |
| Air Condition            | 03               | CENTRAL       | 100          |
| Heating Type             | 04               | AIR DUCTED    | 100          |
| Bedrooms                 |                  | 4             | 100          |
| Bathrooms                |                  | 3             | 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      | 05           |
| NEIGHBORHOOD/LOC         | 5020.00          |               |              |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE   | TOT ADJ AREA |
| BAS                      | 1,856            | 100           | 1,856        |
| FGR                      | 651              | 55            | 358          |
| FOP                      | 57               | 30            | 17           |
| FOP                      | 171              | 30            | 51           |
| TOTALS                   | 2,735            |               | 2,282        |

| MARKET ADJUSTMENTS |            |           |             |                |                |     |     |      |      |      |        |
|--------------------|------------|-----------|-------------|----------------|----------------|-----|-----|------|------|------|--------|
| TYPE               | MDL        | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 1                  | SINGLE FAM | - 100%    | - 2023      |                |                |     |     |      |      |      |        |
|                    |            |           |             | Heated Area:   | 1856           |     |     |      |      |      |        |
|                    |            |           |             | HX Base Yr     | 2023           |     |     |      |      |      |        |



| NASSAU COUNTY PROPERTY    |           | PAGE 1 of 1 | 4 |
|---------------------------|-----------|-------------|---|
| VALUATION SUMMARY         |           |             |   |
| VALUATION BY              |           | STANDARD    |   |
| Tax Group: 4              | Tax Dist: |             |   |
| BUILDING MARKET VALUE     |           | 228,063     |   |
| TOTAL MARKET OB/XF VALUE  |           | 4,794       |   |
| TOTAL LAND VALUE - MARKET |           | 65,000      |   |
| TOTAL MARKET VALUE        |           | 297,857     |   |
| SOH/AGL Deduction         |           | 0           |   |
| ASSESSED VALUE            |           | 297,857     |   |
| TOTAL EXEMPTION VALUE     | HX HB VX  | 55,000      |   |
| BASE TAXABLE VALUE        |           | 242,857     |   |
| TOTAL JUST VALUE          |           | 297,857     |   |
| NCON VALUE                |           | 232,857     |   |
| INCOME VALUE              |           |             |   |
| PREVIOUS YEAR MKT VALUE   |           | 65,000      |   |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 21009655   | CO ISSUED   | 0       | 08/01/2022 |
| 21009655   | NEW CONSTR  | 323,173 | 09/20/2021 |

| SALES DATA                     |           |           |       |       |        |            |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2590/1020                      | 8/31/2022 | SW Q      | Q     | I     | 01     | 418,600    |
| GRANTOR: RICHMOND AMERICAN HOM |           |           |       |       |        |            |
| GRANTEE: WINDHAM JEFFERSON W   |           |           |       |       |        |            |
| 2451/0757                      | 4/07/2021 | SW Q      | Q     | V     | 05     | 2,612,500  |
| GRANTOR: THREE RIVERS DEVELOPE |           |           |       |       |        |            |
| GRANTEE: RICHMOND AMERICAN H   |           |           |       |       |        |            |

| 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              | 0811       | CONCRETE B  | 0       | 100 | 0 | 0     |    |       | 5.20           | 100       | 2022    | 2022        | 3 | 100    | 4,794           |       |

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

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

| BUILDING DIMENSIONS   |  |
|---|--|
| BAS=[YR=2022] W16 FOP=[YR=2022] W19 S9 E19 N9 S9 W19 S66 E10 FOP=[YR=2022] E5 N5 FGR=[YR=2022] E20 N3 E10 N21 W10 S3 W21 S21 E1 S W1 N8 W4 S13 S N13 E4 N13 E21 N49 S . |  |

| 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                | 000135   | C   | SFR CNSVTN           | 100 |     | PUD      | 62.00 | 122.00 | 1.00        | LT          |     | 1.00     | 1.00   | 1.00    | 65,000.00  | 65,000.00      | 65,000     |                             |      |         |      |     |    |        |