

| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|---------------|--------------|
| ELEMENT | CD | | |
| Exterior Wall | 10 | ABOVE AVG | 90 |
| Exterior Wall | 21 | STONE | 10 |
| Roof Structure | 08 | IRREGULAR | 100 |
| Roof Cover | 03 | COMP SHNGL | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floor | 11 | CLAY TILE | 60 |
| Interior Floor | 14 | CARPET | 40 |
| Air Condition | 03 | CENTRAL | 100 |
| Heating Type | 04 | AIR DUCTED | 100 |
| Bedrooms | | 5 | 100 |
| Bathrooms | | 3 | 100 |
| Frame | 02 | WOOD FRAME | 100 |
| Stories | 2. | 2. | 100 |
| Units | | 0 | 100 |
| Occupancy | 00 | NONE | 100 |
| Quality | 04 | Quality Level | 04 |
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 05 |
| NEIGHBORHOOD/LOC | 5013.00 | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA |
| BAS | 2,510 | 100 | 2,510 |
| FGR | 580 | 55 | 319 |
| FOP | 66 | 30 | 20 |
| FOP | 224 | 30 | 67 |
| FUS | 408 | 100 | 408 |
| STR | 33 | 10 | 3 |
| TOTALS | 3,821 | | 3,327 |
| | | | 332,056 |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 0100 | 01 | 3,327 | 114.6642 | 103.48 | 344,278 | 2014 | 2014 | 0 | 0 | 3.55 | 96.45 |
| 1 SINGLE FAM - 100% - 2019 Heated Area: 2918 HX Base Yr 2019 | | | | | | | | | | | |

| NASSAU COUNTY PROPERTY | | | |
|---------------------------|-----------|--------|-------------|
| VALUATION SUMMARY | | | PAGE 1 of 1 |
| VALUATION BY | | | STANDARD |
| Tax Group: 4 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 332,056 |
| TOTAL MARKET OB/XF VALUE | | | 6,768 |
| TOTAL LAND VALUE - MARKET | | | 55,000 |
| TOTAL MARKET VALUE | | | 393,824 |
| SOH/AGL Deduction | | | 131,476 |
| ASSESSED VALUE | | | 262,348 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 | |
| BASE TAXABLE VALUE | | | 212,348 |
| TOTAL JUST VALUE | | | 393,824 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 330,281 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|---------|------------|
| B1328164 | NEW CONSTR | 348,749 | 12/01/2013 |

| SALES DATA | | | | | | |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2190/1206 | 4/16/2018 | WD Q | Q | I | 01 | 339,000 |
| GRANTOR: NICHOLS RYAN K & BRIT | | | | | | |
| GRANTEE: FITTS SARA L | | | | | | |
| 1962/0736 | 2/09/2015 | WD U | U | I | 11 | 100 |
| GRANTOR: DREAM FINDERS HOMES L | | | | | | |
| GRANTEE: NICHOLS RYAN K | | | | | | |

| 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 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | | | 6.50 | 100 | 2014 | 2014 | 3 | 95 | 6,768 | |

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

| BUILDING DIMENSIONS | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2014] W17 FOP=[YR=2014] W16 S14 E16 N14\$ S14 W16 N14 | | | | | | | | | | | |
| W17 S67 E13 FOP=[YR=2014] S1 E10 N1 FGR=[YR=2014] E17 S2 E10 | | | | | | | | | | | |
| N22 W28 S20 E1\$ W1 N8 W7 S8 W2\$ E2 N8 E7 N12 E28 N47\$ PTR=E15 | | | | | | | | | | | |
| FUS=[YR=2014] E17 S24 W14 STR=[YR=2014] S6 W8 N3 E5 N3 E3\$ W3 | | | | | | | | | | | |
| N24\$ W15\$. | | | | | | | | | | | |

| 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 | DPHT 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 | 0003 | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 55,000.00 | 55,000.00 | 55,000 | | | | | | | |