

| 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            |                  | 05          | AVERAGE 100          |                      | 0100                                                                                                                                                                                                  | 01       | 857       | 108.0000       | 97.47          | 83,532             | 1960        | 1975      | 0      | 0               | 0          | 19.00          | 81.00             | VALUATION BY                |           | STANDARD               |            |     |                 |        |  |  |  |  |  |
| Roof Structur            |                  | 03          | GABLE/HIP 100        |                      | 1 SINGLE FAM - 100% - 2012                                                                                                                                                                            |          |           |                |                |                    |             |           |        |                 |            |                |                   | Heated Area: 736            |           |                        |            |     | HX Base Yr 2012 |        |  |  |  |  |  |
| Roof Cover               |                  | 03          | COMP SHNGL 100       |                      | <div><div><div>8</div><div>12</div><div>12</div><div>8</div></div><div><div>18</div><div>12</div><div>20</div><div>26</div></div><div><div>26</div><div>20</div><div>26</div><div>8</div></div></div> |          |           |                |                |                    |             |           |        |                 |            |                |                   | BAS 2009                    |           |                        |            |     | BAS 2009        |        |  |  |  |  |  |
| Interior Wall            |                  | 05          | DRYWALL 100          |                      |                                                                                                                                                                                                       |          |           |                |                |                    |             |           |        |                 |            |                |                   |                             |           |                        |            |     |                 |        |  |  |  |  |  |
| Interior Floo            |                  | 14          | CARPET 90            |                      |                                                                                                                                                                                                       |          |           |                |                |                    |             |           |        |                 |            |                |                   |                             |           |                        |            |     |                 |        |  |  |  |  |  |
| Interior Floo            |                  | 08          | SHT VINYL 10         |                      |                                                                                                                                                                                                       |          |           |                |                |                    |             |           |        |                 |            |                |                   |                             |           |                        |            |     |                 |        |  |  |  |  |  |
| Air Condition            |                  | 01          | NONE 100             |                      |                                                                                                                                                                                                       |          |           |                |                |                    |             |           |        |                 |            |                |                   |                             |           |                        |            |     |                 |        |  |  |  |  |  |
| Heating Type             |                  | 02          | CONVECTION 100       |                      |                                                                                                                                                                                                       |          |           |                |                |                    |             |           |        |                 |            |                |                   |                             |           |                        |            |     |                 |        |  |  |  |  |  |
| Bedrooms                 |                  |             | 3 100                |                      |                                                                                                                                                                                                       |          |           |                |                |                    |             |           |        |                 |            |                |                   |                             |           |                        |            |     |                 |        |  |  |  |  |  |
| Bathrooms                |                  |             | 1 100                |                      |                                                                                                                                                                                                       |          |           |                |                |                    |             |           |        |                 |            |                |                   |                             |           |                        |            |     |                 |        |  |  |  |  |  |
| Frame                    |                  | 02          | WOOD FRAME 100       |                      |                                                                                                                                                                                                       |          |           |                |                |                    |             |           |        |                 |            |                |                   |                             |           |                        |            |     |                 |        |  |  |  |  |  |
| Stories                  |                  | 1.          | 1. 100               |                      |                                                                                                                                                                                                       |          |           |                |                |                    |             |           |        |                 |            |                |                   |                             |           |                        |            |     |                 |        |  |  |  |  |  |
| Units                    |                  |             | 0 100                |                      |                                                                                                                                                                                                       |          |           |                |                |                    |             |           |        |                 |            |                |                   |                             |           |                        |            |     |                 |        |  |  |  |  |  |
| BUD8 Adjustme            |                  | 06          | DIST 1D 100          |                      |                                                                                                                                                                                                       |          |           |                |                |                    |             |           |        |                 |            |                |                   |                             |           |                        |            |     |                 |        |  |  |  |  |  |
| Occupancy                |                  | 00          | NONE 100             |                      |                                                                                                                                                                                                       |          |           |                |                |                    |             |           |        |                 |            |                |                   |                             |           |                        |            |     |                 |        |  |  |  |  |  |
| Quality                  |                  | 03          | Quality Level 03     |                      |                                                                                                                                                                                                       |          |           |                |                |                    |             |           |        |                 |            |                |                   |                             |           |                        |            |     |                 |        |  |  |  |  |  |
| DOR CODE                 |                  | 0100        | SINGLE FAMILY        |                      |                                                                                                                                                                                                       |          |           |                |                |                    |             |           |        |                 |            |                |                   |                             |           |                        |            |     |                 |        |  |  |  |  |  |
| MAP NUM                  |                  |             | MKT AREA             |                      | 08                                                                                                                                                                                                    |          |           |                |                |                    |             |           |        |                 |            |                |                   |                             |           |                        |            |     |                 |        |  |  |  |  |  |
| NEIGHBORHOOD/LOC         |                  | 8001.00     |                      |                      |                                                                                                                                                                                                       |          |           |                |                |                    |             |           |        |                 |            |                |                   |                             |           |                        |            |     |                 |        |  |  |  |  |  |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA         | SUBAREA MARKET VALUE |                                                                                                                                                                                                       |          |           |                |                |                    |             |           |        |                 |            |                |                   |                             |           |                        |            |     |                 |        |  |  |  |  |  |
| BAS                      | 520              | 100         | 520                  | 41,054               |                                                                                                                                                                                                       |          |           |                |                |                    |             |           |        |                 |            |                |                   |                             |           |                        |            |     |                 |        |  |  |  |  |  |
| BAS                      | 216              | 100         | 216                  | 17,054               |                                                                                                                                                                                                       |          |           |                |                |                    |             |           |        |                 |            |                |                   |                             |           |                        |            |     |                 |        |  |  |  |  |  |
| FSP                      | 96               | 40          | 38                   | 3,000                |                                                                                                                                                                                                       |          |           |                |                |                    |             |           |        |                 |            |                |                   |                             |           |                        |            |     |                 |        |  |  |  |  |  |
| FSP                      | 208              | 40          | 83                   | 6,553                |                                                                                                                                                                                                       |          |           |                |                |                    |             |           |        |                 |            |                |                   |                             |           |                        |            |     |                 |        |  |  |  |  |  |
| TOTALS                   |                  | 1,040       | 857                  | 67,661               |                                                                                                                                                                                                       |          |           |                |                |                    |             |           |        |                 |            |                |                   |                             |           |                        |            |     |                 |        |  |  |  |  |  |
| EXTRA FEATURES           |                  |             |                      |                      | 34401 HATHAWAY DR, CALLAHAN                                                                                                                                                                           |          |           |                |                |                    |             |           |        |                 | BLD DATE   |                |                   |                             | LGL DATE  |                        | 06/13/2023 |     | 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      |                |                   |                             |           |                        |            |     |                 |        |  |  |  |  |  |
| 1                        | 0810             | CONCRETE A  | 0 100                | 20 18                | 360.00                                                                                                                                                                                                | SF       | 6.50      | 6.50           | 100            | 2000               | 2000        | 3         | 80     | 1,872           |            |                |                   |                             |           |                        |            |     |                 |        |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                                                                                                                                       |          |           |                |                |                    |             |           |        |                 |            |                |                   |                             |           |                        |            |     |                 |        |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                                                                                                                                       |          |           |                |                |                    |             |           |        |                 |            |                |                   |                             |           |                        |            |     |                 |        |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                                                                                                                                       |          |           |                |                |                    |             |           |        |                 |            |                |                   |                             |           |                        |            |     |                 |        |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                                                                                                                                       |          |           |                |                |                    |             |           |        |                 |            |                |                   |                             |           |                        |            |     |                 |        |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                                                                                                                                       |          |           |                |                |                    |             |           |        |                 |            |                |                   |                             |           |                        |            |     |                 |        |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                                                                                                                                       |          |           |                |                |                    |             |           |        |                 |            |                |                   |                             |           |                        |            |     |                 |        |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                                                                                                                                       |          |           |                |                |                    |             |           |        |                 |            |                |                   |                             |           |                        |            |     |                 |        |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                                                                                                                                       |          |           |                |                |                    |             |           |        |                 |            |                |                   |                             |           |                        |            |     |                 |        |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                                                                                                                                       |          |           |                |                |                    |             |           |        |                 |            |                |                   |                             |           |                        |            |     |                 |        |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                                                                                                                                       |          |           |                |                |                    |             |           |        |                 |            |                |                   |                             |           |                        |            |     |                 |        |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                                                                                                                                       |          |           |                |                |                    |             |           |        |                 |            |                |                   |                             |           |                        |            |     |                 |        |  |  |  |  |  |
| LAND DESCRIPTION         |                  |             |                      |                      | TOTAL OB/XF 1,872                                                                                                                                                                                     |          |           |                |                |                    |             |           |        |                 |            |                |                   |                             |           |                        |            |     |                 |        |  |  |  |  |  |
| L N                      | USE CODE         | CLS         | LAND USE DESCRIPTION | CAP                  | R D                                                                                                                                                                                                   | LOC ZONE | FRONT     | DEPTH          | TOT LND UTS    | UNIT TYPE          | D T         | DPTH 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                  | 0005                                                                                                                                                                                                  | OR       | 0.00      | 0.00           | 0.52           | AC                 |             | 1.00      | 1.00   | 1.50            | 30,000.00  | 45,000.00      | 23,400            |                             |           |                        |            |     |                 |        |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                                                                                                                                       |          |           |                |                |                    |             |           |        |                 |            |                |                   |                             |           |                        |            |     |                 |        |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                                                                                                                                       |          |           |                |                |                    |             |           |        |                 |            |                |                   |                             |           |                        |            |     |                 |        |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                                                                                                                                       |          |           |                |                |                    |             |           |        |                 |            |                |                   |                             |           |                        |            |     |                 |        |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                                                                                                                                       |          |           |                |                |                    |             |           |        |                 |            |                |                   |                             |           |                        |            |     |                 |        |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                                                                                                                                       |          |           |                |                |                    |             |           |        |                 |            |                |                   |                             |           |                        |            |     |                 |        |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                                                                                                                                       |          |           |                |                |                    |             |           |        |                 |            |                |                   |                             |           |                        |            |     |                 |        |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                                                                                                                                       |          |           |                |                |                    |             |           |        |                 |            |                |                   |                             |           |                        |            |     |                 |        |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                                                                                                                                       |          |           |                |                |                    |             |           |        |                 |            |                |                   |                             |           |                        |            |     |                 |        |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                                                                                                                                       |          |           |                |                |                    |             |           |        |                 |            |                |                   |                             |           |                        |            |     |                 |        |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                                                                                                                                       |          |           |                |                |                    |             |           |        |                 |            |                |                   |                             |           |                        |            |     |                 |        |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                                                                                                                                       |          |           |                |                |                    |             |           |        |                 |            |                |                   |                             |           |                        |            |     |                 |        |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                                                                                                                                       |          |           |                |                |                    |             |           |        |                 |            |                |                   |                             |           |                        |            |     |                 |        |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                                                                                                                                       |          |           |                |                |                    |             |           |        |                 |            |                |                   |                             |           |                        |            |     |                 |        |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                                                                                                                                       |          |           |                |                |                    |             |           |        |                 |            |                |                   |                             |           |                        |            |     |                 |        |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                                                                                                                                       |          |           |                |                |                    |             |           |        |                 |            |                |                   |                             |           |                        |            |     |                 |        |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                                                                                                                                       |          |           |                |                |                    |             |           |        |                 |            |                |                   |                             |           |                        |            |     |                 |        |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                                                                                                                                       |          |           |                |                |                    |             |           |        |                 |            |                |                   |                             |           |                        |            |     |                 |        |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                                                                                                                                       |          |           |                |                |                    |             |           |        |                 |            |                |                   |                             |           |                        |            |     |                 |        |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                                                                                                                                       |          |           |                |                |                    |             |           |        |                 |            |                |                   |                             |           |                        |            |     |                 |        |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                                                                                                                                       |          |           |                |                |                    |             |           |        |                 |            |                |                   |                             |           |                        |            |     |                 |        |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                                                                                                                                       |          |           |                |                |                    |             |           |        |                 |            |                |                   |                             |           |                        |            |     |                 |        |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                                                                                                                                       |          |           |                |                |                    |             |           |        |                 |            |                |                   |                             |           |                        |            |     |                 |        |  |  |  |  |  |
|                          |                  |             |                      |                      |                                                                                                                                                                                                       |          |           |                |                |                    |             |           |        |                 |            |                |                   |                             |           |                        |            |     |                 |        |  |  |  |  |  |
|                          |                  |             |                      |                      | </                                                                                                                                                                                                    |          |           |                |                |                    |             |           |        |                 |            |                |                   |                             |           |                        |            |     |                 |        |  |  |  |  |  |