

| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|---------------|--------------|
| ELEMENT | CD | | |
| Exterior Wall | 31 | HARDIE BRD | 100 |
| Roof Structur | 08 | IRREGULAR | 100 |
| Roof Cover | 03 | COMP SHNGL | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floo | 11 | CLAY TILE | 60 |
| Interior Floo | 14 | CARPET | 40 |
| Air Condition | 03 | CENTRAL | 100 |
| Heating Type | 04 | AIR DUCTED | 100 |
| Bedrooms | | 4 | 100 |
| Bathrooms | | 3 | 100 |
| Frame | 02 | WOOD FRAME | 100 |
| Stories | 0 | 0 | 100 |
| Units | 0 | 0 | 100 |
| Occupancy | 00 | NONE | 100 |
| Quality | 04 | Quality Level | 04 |
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4145.00 | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA |
| BAS | 1,729 | 100 | 1,729 |
| FGR | 460 | 55 | 253 |
| FOP | 42 | 30 | 13 |
| FSP | 224 | 40 | 90 |
| FUS | 468 | 100 | 468 |
| STR | 36 | 10 | 4 |
| TOTALS | 2,959 | | 2,557 |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 0100 | 01 | 2,557 | 120.7584 | 108.98 | 278,662 | 2018 | 2018 | 0 | 0 | 1.50 | 98.50 |

1 SINGLE FAM - 100% - 2019 Heated Area: 2197 HX Base Yr 2019

| NASSAU COUNTY PROPERTY | | | PAGE 1 of 1 | 4 |
|---------------------------|-----------|--|-------------|----------|
| VALUATION SUMMARY | | | | |
| VALUATION BY | | | | STANDARD |
| Tax Group: 4 | Tax Dist: | | | |
| BUILDING MARKET VALUE | | | | 274,482 |
| TOTAL MARKET OB/XF VALUE | | | | 6,941 |
| TOTAL LAND VALUE - MARKET | | | | 75,000 |
| TOTAL MARKET VALUE | | | | 356,423 |
| SOH/AGL Deduction | | | | 102,420 |
| ASSESSED VALUE | | | | 254,003 |
| TOTAL EXEMPTION VALUE | HX HB | | | 50,000 |
| BASE TAXABLE VALUE | | | | 204,003 |
| TOTAL JUST VALUE | | | | 356,423 |
| NCON VALUE | | | | 0 |
| INCOME VALUE | | | | |
| PREVIOUS YEAR MKT VALUE | | | | 317,135 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|---------|------------|
| 18011504 | CO ISSUED | 0 | 11/19/2018 |
| B1806851 | NEW CONSTR | 290,494 | 07/05/2018 |

| SALES DATA | | | | | | |
|--------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 2238/1844 | 11/20/2018 | WD Q | Q | I | 01 | 278,300 |
| GRANTOR: DREAM FINDERS HOMES L | | | | | | |
| GRANTEE: BONNEMA HOLLIE & SA | | | | | | |
| 2197/0052 | 5/03/2018 | WD Q | V | 01 | | 60,000 |
| GRANTOR: NASSAU CONCOURSE LLC | | | | | | |
| GRANTEE: DREAM FINDERS HOMES | | | | | | |

| 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 | | 572.00 | 5.20 | 100 | 2018 | 2018 | 3 | 98 | 2,915 | |
| 2 | 0462 | ST/AL FNC | 0 | 100 | 0 | 0 | | 384.00 | 10.00 | 100 | 2018 | 2018 | 3 | 90 | 3,456 | |
| 3 | 0463 | FENCE GATE | 0 | 100 | 0 | 0 | | 2.00 | 300.00 | 100 | 2018 | 2018 | 3 | 95 | 570 | |

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

| BUILDING DIMENSIONS | | | | | | | | | |
|---|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2018] W14 FSP=[YR=2018] W14 S16 E14 N16\$ S16 W14 N8 U3 L3 W6 D3 L3 S35 FGR=[YR=2018] S23 E20 N11 FOP=[YR=2018] E7 N6 W7 S6\$ N12 W20\$ E20 S6 E7 S14 E13 N63\$ PTR=E20 FUS=[YR=2018] E14 S32 STR=[YR=2018] S4 W7 N6 E4 S2 E3\$ W3 N2 W4 S6 W7 N36\$ W20\$. | | | | | | | | | |

| 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 | 000134 | C | SFR POND | 100 | | | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 75,000.00 | 75,000.00 | 75,000 | | | | | | | |