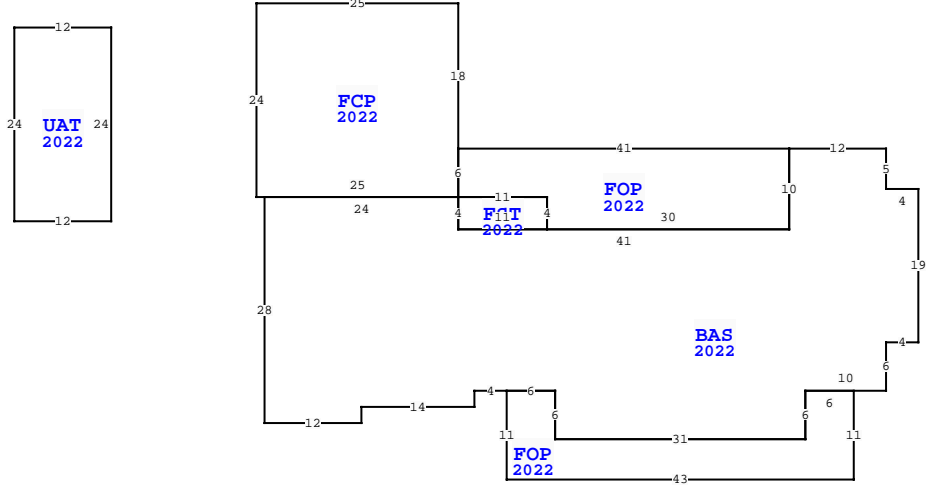


| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 31 | HARDIE BRD 90  |
| Exterior Wall            | 20 | FACE BRICK 10  |
| Roof Structure           | 08 | IRREGULAR 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 11 | CLAY TILE 70   |
| Interior Floor           | 14 | CARPET 30      |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 2.5 100        |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 0  | 0 100          |
| Units                    | 0  | 0 100          |
| Occupancy                | 00 | NONE 100       |

| MARKET ADJUSTMENTS   |     |           |             |                |                |      |      |      |      |      |        |  |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|--|
| TYPE   | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |  |
| 0900   | 01  | 2,493     | 115.2960    | 136.91         | 341,317        | 2022 | 2022 | 0    | 0    | 0.00 | 100.00 |  |
| 1 SNGL FAM - 100% - 2023 Heated Area: 2094 HX Base Yr 2023 |     |           |             |                |                |      |      |      |      |      |        |  |



|                  |                  |                  |
|------------------|------------------|------------------|
| Quality          | 03               | Quality Level 03 |
| DOR CODE         | 0100             | SINGLE FAMILY    |
| MAP NUM          |                  | MKT AREA 05      |
| NEIGHBORHOOD/LOC | 5019.00          |                  |
| AREA TYPE        | TOTAL GROSS AREA | PCT OF BASE      |
| BAS              | 2,094            | 100              |
| FCP              | 600              | 25               |
| FOP              | 287              | 30               |
| FOP              | 366              | 30               |
| FST              | 44               | 55               |
| UAT              | 288              | 10               |
| TOTALS           | 3,679            | 2,493            |
|                  |                  | 341,317          |

| BLD DATE | XF DATE | INC DATE | LGL DATE   | LAND DATE | AG DATE |
|----------|---------|----------|------------|-----------|---------|
|          |         |          | 05/19/2023 |           | MLU     |

| 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              | 0504       | FP-ELECTRI  | 0       | 100 | 0  | 1.00  | UT | 2,000.00 | 2,000.00       | 100       | 2022    | 2022        | 3 | 100    | 2,000           |       |
| 2              | 0811       | CONCRETE B  | 0       | 100 | 24 | 24    | SF | 5.20     | 5.20           | 100       | 2022    | 2022        | 3 | 100    | 2,995           |       |
| 3              | 0680       | POLE SHED   | 0       | 100 | 48 | 36    | SF | 10.00    | 10.00          | 100       | 2022    | 2022        | 3 | 100    | 17,280          |       |

| 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                | 000115   | C   | SFR ACRES            | 100 |     |          | 0.00  | 0.00  | 5.00        | AC        |     | 1.00     | 1.00        | 1.00    | 16,000.00  | 16,000.00      | 80,000     |                             |      |         |      |     |    |        |

| NASSAU COUNTY PROPERTY    |              |  | PAGE 1 of 1 | 4 |
|---------------------------|--------------|--|-------------|---|
| VALUATION SUMMARY         |              |  |             |   |
| VALUATION BY              | STANDARD     |  |             |   |
| Tax Group: 4              | Tax Dist:    |  |             |   |
| BUILDING MARKET VALUE     | 341,317      |  |             |   |
| TOTAL MARKET OB/XF VALUE  | 22,275       |  |             |   |
| TOTAL LAND VALUE - MARKET | 80,000       |  |             |   |
| TOTAL MARKET VALUE        | 443,592      |  |             |   |
| SOH/AGL Deduction         | 64,717       |  |             |   |
| ASSESSED VALUE            | 378,875      |  |             |   |
| TOTAL EXEMPTION VALUE     | HX HB 50,000 |  |             |   |
| BASE TAXABLE VALUE        | 328,875      |  |             |   |
| TOTAL JUST VALUE          | 443,592      |  |             |   |
| NCON VALUE                | 360,536      |  |             |   |
| INCOME VALUE              |              |  |             |   |
| PREVIOUS YEAR MKT VALUE   | 90,000       |  |             |   |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 22008512   | XFOB        | 34,813  | 06/02/2022 |
| 21012254   | CO ISSUED   | 0       | 03/02/2022 |
| 21012254   | NEW CONSTR  | 302,535 | 09/14/2021 |

| SALES DATA                     |           |           |       |       |        |            |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2453/1684                      | 4/16/2021 | WD Q      | Q     | V     | 01     | 100,000    |
| GRANTOR: MATTHEWS KYLE & MICHE |           |           |       |       |        |            |
| GRANTEE: HENSON ROBERT SAMUE   |           |           |       |       |        |            |
| 2270/0580                      | 4/12/2019 | SW Q      | Q     | V     | 01     | 70,000     |
| GRANTOR: RAYDIENT LLC DBA RAYD |           |           |       |       |        |            |
| GRANTEE: MATTHEWS KYLE & BRE   |           |           |       |       |        |            |

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

| BUILDING DIMENSIONS   |
|---|
| BAS=[YR=2022] W4 N5 W12 FOP=[YR=2022] W41 FCP=[YR=2022] N18 W25 S24 E25 N6\$ S6 FST=[YR=2022] S4 E11 N4 W11\$ E11 S4 E30 N10\$ S10 W41 N4 W24 S28 E12 N2 E14 N2 E4 FOP=[YR=2022] S11 E43 N11 W6 S6 W31 N6 W6\$ E6 S6 E31 N6 E10 N6 E4 N19\$ PTR= N20 W100 UAT=[YR=2022] W12 S24 E12 N24\$ S20 E100\$. |