



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 08 | WD ON PLY 50   |
| Exterior Wall            | 19 | COMMON BRK 50  |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 04 | PLYWOOD 50     |
| Interior Wall            | 05 | DRYWALL 50     |
| Interior Floor           | 11 | CLAY TILE 60   |
| Interior Floor           | 14 | CARPET 40      |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 2.5 100        |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 2. | 2. 100         |
| Units                    |    | 0 100          |
| BUD8 Adjustme            | 06 | DIST 1D 100    |
| Occupancy                | 00 | NONE 100       |

|          |      |                  |
|----------|------|------------------|
| Quality  | 04   | Quality Level 04 |
| DOR CODE | 0100 | SINGLE FAMILY    |

|                  |         |          |    |
|------------------|---------|----------|----|
| MAP NUM          |         | MKT AREA | 08 |
| NEIGHBORHOOD/LOC | 8026.00 |          |    |

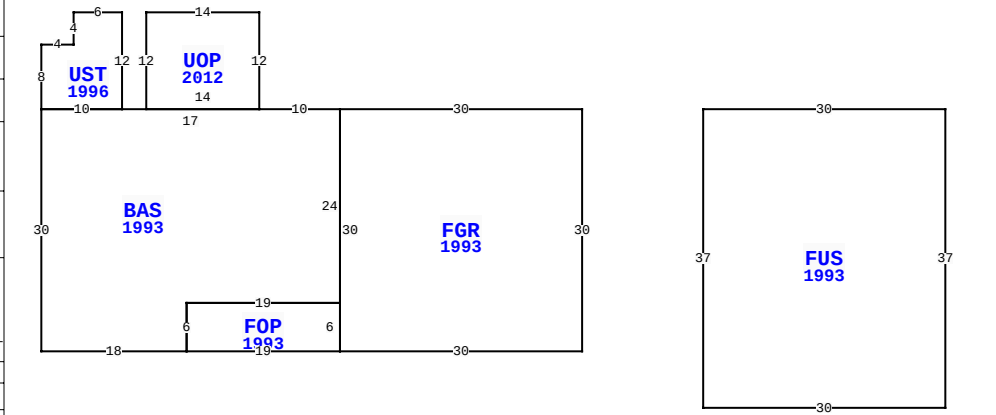
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 996              | 100         | 996          | 120,842              |
| FGR       | 900              | 55          | 495          | 60,056               |
| FOP       | 114              | 30          | 34           | 4,125                |
| FUS       | 1,110            | 100         | 1,110        | 134,673              |
| UOP       | 168              | 20          | 34           | 4,125                |
| UST       | 104              | 45          | 47           | 5,702                |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 3,392 |  | 2,716 | 329,524 |
|--------|-------|--|-------|---------|

| EXTRA FEATURES |            |             |     |     |    |    |          |    |          |
|----------------|------------|-------------|-----|-----|----|----|----------|----|----------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS    | UT | Adj R    |
| 1              | 0812       | CONCRETE C  | 0   | 100 | 0  | 0  | 2,735.00 | SF | 4.00     |
| 2              | 0500       | FP-PRE FAB  | 0   | 100 | 0  | 0  | 1.00     | UT | 3,500.00 |
| 3              | 1242       | WD DECK A   | 0   | 100 | 0  | 0  | 358.00   | SF | 10.00    |
| 6              | 0510       | GARAGE WD-  | 0   | 100 | 28 | 22 | 616.00   | SF | 35.00    |
| 7              | 0751       | UOP         | 0   | 100 | 20 | 10 | 200.00   | SF | 10.00    |
| 8              | 0350       | CARPORT WD  | 0   | 100 | 28 | 20 | 560.00   | SF | 13.00    |
| 9              | 0940       | SHEDS/PORT  | 0   | 100 | 12 | 16 | 192.00   | SF | 30.00    |

| LAND DESCRIPTION |          |     |                      |     |      |          |        |        |             |
|------------------|----------|-----|----------------------|-----|------|----------|--------|--------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT  | DEPTH  | TOT LND UTS |
| 1                | 000100   | C   | SFR                  | 100 | 0006 | RM       | 160.00 | 287.00 | 1.00        |

| MARKET ADJUSTMENTS       |     |           |             |                |                |      |      |      |      |      |        |       |  |
|--------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|-------|--|
| TYPE                     | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |       |  |
| 0900                     | 01  | 2,716     | 124.2150    | 147.51         | 400,637        | 1979 | 2000 | 0    | 0    | 0    | 17.75  | 82.25 |  |
| 1 SNGL FAM - 100% - 2022 |     |           |             |                |                |      |      |      |      |      |        |       |  |
| Heated Area: 2106        |     |           |             |                |                |      |      |      |      |      |        |       |  |
| HX Base Yr 2022          |     |           |             |                |                |      |      |      |      |      |        |       |  |



| NASSAU COUNTY PROPERTY    |  |           |             |
|---------------------------|--|-----------|-------------|
| VALUATION SUMMARY         |  |           | PAGE 1 of 1 |
| VALUATION BY              |  |           | STANDARD    |
| Tax Group: 6              |  | Tax Dist: |             |
| BUILDING MARKET VALUE     |  | 329,524   |             |
| TOTAL MARKET OB/XF VALUE  |  | 18,107    |             |
| TOTAL LAND VALUE - MARKET |  | 45,000    |             |
| TOTAL MARKET VALUE        |  | 392,631   |             |
| SOH/AGL Deduction         |  | 102,568   |             |
| ASSESSED VALUE            |  | 290,063   |             |
| TOTAL EXEMPTION VALUE     |  | 50,000    |             |
| BASE TAXABLE VALUE        |  | 240,063   |             |
| TOTAL JUST VALUE          |  | 392,631   |             |
| NCON VALUE                |  | 0         |             |
| INCOME VALUE              |  |           |             |
| PREVIOUS YEAR MKT VALUE   |  | 306,017   |             |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |

| SALES DATA                     |           |           |       |       |        |            |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2483/0483                      | 7/29/2021 | WD        | Q     | I     | 01     | 375,000    |
| GRANTOR: SNIPES-PURVIS SUSAN M |           |           |       |       |        |            |
| GRANTEE: MATSON CHASE & LAUR   |           |           |       |       |        |            |
| 2483/0481                      | 7/19/2021 | QC        | U     | I     | 11     | 100        |
| GRANTOR: MERKEL JAMES D        |           |           |       |       |        |            |
| GRANTEE: SNIPES-PURVIS SUSAN   |           |           |       |       |        |            |

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

| BUILDING DIMENSIONS                                                                                                                                                                                                                  |  |  |  |  |  |  |  |  |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| FGR=[YR=1993] W30 BAS=[YR=1993] W10 UOP=[YR=2012] N12 W14 S12 E14SW17 UST=[YR=1996] N12 W6 S4 W4 S8 E10 \$ W10 S30 E18 FOP=[YR=1993] E19 N6 W19 S6 \$ N6 E19 N24 \$ S30 E30 N30 \$ PTR=E15 FUS=[YR=1993] E30 S37 W30 N37 \$ W15 \$ . |  |  |  |  |  |  |  |  |  |

| LAND DESCRIPTION |          |     |                      |     |      |          |        |        |             |
|------------------|----------|-----|----------------------|-----|------|----------|--------|--------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT  | DEPTH  | TOT LND UTS |
| 1                | 000100   | C   | SFR                  | 100 | 0006 | RM       | 160.00 | 287.00 | 1.00        |