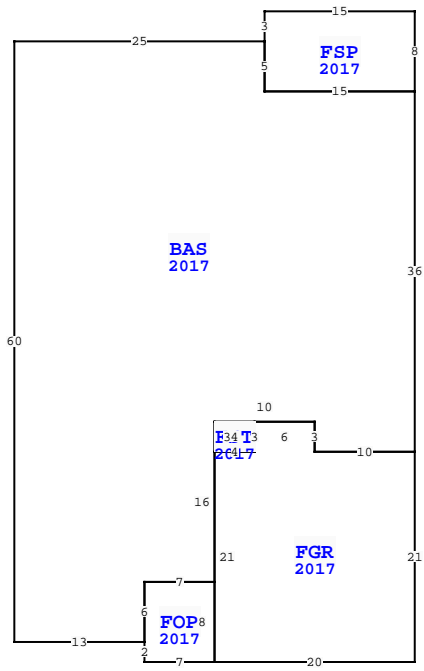




| BUILDING CHARACTERISTICS | |
|--------------------------|-------------------------|
| ELEMENT | CD |
| Exterior Wall | 31 HARDIE BRD 70 |
| Exterior Wall | 16 WD FR STUC 30 |
| Roof Structure | 03 GABLE/HIP 100 |
| Roof Cover | 03 COMP SHNGL 100 |
| Interior Wall | 05 DRYWALL 100 |
| Interior Floor | 11 CLAY TILE 80 |
| Interior Floor | 14 CARPET 20 |
| Air Condition | 03 CENTRAL 100 |
| Heating Type | 04 AIR DUCTED 100 |
| Bedrooms | 3 100 |
| Bathrooms | 2 100 |
| Frame | 02 WOOD FRAME 100 |
| Stories | 1. 1. 100 |
| Units | 0 100 |
| Occupancy | 00 NONE 100 |
| Quality | 06 Quality Level 06 |
| DOR CODE | 0100 SINGLE FAMILY |
| MAP NUM | MKT AREA 04 |
| NEIGHBORHOOD/LOC | 4035.00 |
| AREA TYPE | TOTAL GROSS AREA |
| | PCT OF BASE |
| | TOT ADJ AREA |
| | SUBAREA MARKET VALUE |
| BAS | 1,873 100 1,873 220,715 |
| FGR | 438 55 241 28,400 |
| FOP | 56 30 17 2,003 |
| FSP | 120 40 48 5,657 |
| FST | 12 55 7 825 |
| TOTALS | 2,499 2,186 257,600 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | |
|---|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|-------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | |
| 0100 | 01 | 2,186 | 133.4368 | 120.43 | 263,260 | 2017 | 2017 | 0 | 0 | 0 | 2.15 | 97.85 |
| 1 SINGLE FAM - 0% - 2023 Heated Area: 1873 HX Base Yr | | | | | | | | | | | | |



| NASSAU COUNTY PROPERTY | | PAGE 1 of 1 | 4 |
|---------------------------|-----------|-------------|---------|
| VALUATION SUMMARY | | | |
| VALUATION BY | STANDARD | | |
| Tax Group: 4 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 257,600 |
| TOTAL MARKET OB/XF VALUE | | | 41,017 |
| TOTAL LAND VALUE - MARKET | | | 75,000 |
| TOTAL MARKET VALUE | | | 373,617 |
| SOH/AGL Deduction | | | 0 |
| ASSESSED VALUE | | | 373,617 |
| TOTAL EXEMPTION VALUE | | | 0 |
| BASE TAXABLE VALUE | | | 373,617 |
| TOTAL JUST VALUE | | | 373,617 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | 0 |
| PREVIOUS YEAR MKT VALUE | | | 304,077 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|---------|------------|
| B2012316 | SWIM POOL | 38,309 | 12/10/2020 |
| C1708792 | CO ISSUED | 0 | 01/04/2018 |
| B1708792 | NEW CONSTR | 242,585 | 10/05/2017 |

| SALES DATA | | | | | | |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2545/0408 | 3/04/2022 | WD Q | Q | I | 02 | 475,000 |
| GRANTOR: MILES JACKY W & TINA | | | | | | |
| GRANTEE: GRAY FREDERICK C & | | | | | | |
| 2172/1860 | 1/25/2018 | WD Q | Q | I | 02 | 229,500 |
| GRANTOR: SEDA CONSTRUCTION COM | | | | | | |
| GRANTEE: MILES JACKY W & TIN | | | | | | |

| 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 | 0 | 10 | 3 | 30.00 | SF | 6.50 | 6.50 | 100 | 2017 | 2017 | 3 | 97 | 189 | |
| 2 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 605.00 | SF | 6.50 | 6.50 | 100 | 2018 | 2018 | 3 | 98 | 3,854 | |
| 3 | 0476 | VF 6 SBPL | 0 | 0 | 0 | 0 | 125.00 | LF | 32.00 | 32.00 | 100 | 2018 | 2018 | 3 | 95 | 3,800 | |
| 4 | 0470 | VNYL GATE | 0 | 0 | 0 | 0 | 1.00 | UT | 300.00 | 300.00 | 100 | 2018 | 2018 | 3 | 95 | 285 | |
| 5 | 0855 | CONC PAVER | 0 | 0 | 0 | 0 | 425.00 | SF | 10.00 | 10.00 | 100 | 2018 | 2018 | 3 | 98 | 4,165 | |
| 6 | 0861 | POOL GUNIT | 0 | 0 | 0 | 0 | 277.00 | SF | 85.00 | 85.00 | 100 | 2021 | 2021 | 3 | 98 | 23,074 | |
| 7 | 0855 | CONC PAVER | 0 | 0 | 0 | 0 | 565.00 | SF | 10.00 | 10.00 | 100 | 2021 | 2021 | 3 | 100 | 5,650 | |
| TOTALS | | | | | | | | | | | | | 41,017 | | | | |

| 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 | 000100 | C | SFR | 0 | | | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 75,000.00 | 75,000.00 | 75,000 | | | | | | | | |