



| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|---------------|--------------|
| ELEMENT | CD | | |
| Exterior Wall | 31 | HARDIE BRD | 100 |
| Roof Structur | 03 | GABLE/HIP | 100 |
| Roof Cover | 03 | COMP SHNGL | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floor | 11 | CLAY TILE | 60 |
| Interior Floor | 14 | CARPET | 40 |
| Air Condition | 03 | CENTRAL | 100 |
| Heating Type | 04 | AIR DUCTED | 100 |
| Bedrooms | | 2 | 100 |
| Bathrooms | | 2.5 | 100 |
| Frame | 02 | WOOD FRAME | 100 |
| Stories | 2. | 2.100 | |
| Units | | 0 | 100 |
| Occupancy | 00 | NONE | 100 |
| Quality | 03 | Quality Level | 03 |
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4092.00 | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA |
| BAS | 532 | 100 | 532 |
| FGR | 280 | 55 | 154 |
| FOP | 36 | 30 | 11 |
| FOP | 72 | 30 | 22 |
| FUS | 636 | 100 | 636 |
| STR | 48 | 10 | 5 |
| TOTALS | 1,604 | | 1,360 |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--------------------|-----------|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 1 | TOWNHOUSE | - 0% | - 0 | 119.35 | 162,316 | 2021 | 2021 | 0 | 0 | 0.00 | 100.00 |

Heated Area: 1168 HX Base Yr

| NASSAU COUNTY PROPERTY | | PAGE 1 of 1 | 4 |
|---------------------------|-----------|-------------|----------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | | STANDARD |
| Tax Group: 4 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 162,316 |
| TOTAL MARKET OB/XF VALUE | | | 1,534 |
| TOTAL LAND VALUE - MARKET | | | 40,000 |
| TOTAL MARKET VALUE | | | 203,850 |
| SOH/AGL Deduction | | | 8,202 |
| ASSESSED VALUE | | | 195,648 |
| TOTAL EXEMPTION VALUE | | | 0 |
| BASE TAXABLE VALUE | | | 195,648 |
| TOTAL JUST VALUE | | | 203,850 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | 0 |
| PREVIOUS YEAR MKT VALUE | | | 177,862 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|---------|------------|
| 20011203 | NEW CONSTR | 157,351 | 11/16/2020 |

| SALES DATA | | | | | | |
|--------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2520/0032 | 12/07/2021 | WD | Q | I | 01 | 230,000 |
| GRANTOR: D R HORTON INC-JACKSO | | | | | | |
| GRANTEE: HBG AMELIA LLC | | | | | | |
| 2407/0566 | 11/05/2020 | WD | Q | V | 05 | 1,024,000 |
| GRANTOR: PATRIOT RIDGE LLP | | | | | | |
| GRANTEE: D R HORTON INC-JACK | | | | | | |

| 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 | 0 | 295.00 | SF | 5.20 | 5.20 | 100 | 2021 | 2021 | 3 | 100 | 1,534 | |

| BLD DATE | | 04/17/2023 | NW | LGL DATE |
|----------|--|------------|----|-----------|
| XF DATE | | | | LAND DATE |
| INC DATE | | | | AG DATE |

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

| BUILDING DIMENSIONS | |
|--|--|
| BAS=[YR=2021] W3 FOP=[YR=2021] N6 W12 S6 E12\$ W15 S30 | |
| FGR=[YR=2021] S20 E14 N13 FOP=[YR=2021] E4 N9 W4 S9\$ N7 W14\$ | |
| E14 N2 E4 N28\$ PTR=E15 FUS=[YR=2021] E18 S4 STR=[YR=2021] S12 | |
| W4 N12 E4\$ W4 S12 E4 S22 W18 N38\$ W15\$. | |

| 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 | | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 40,000.00 | 40,000.00 | 40,000 | | | | | | | |