

| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 05 | AVERAGE 70     |
| Exterior Wall            | 16 | WD FR STUC 30  |
| Roof Structur            | 03 | GABLE/HIP 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                  | 1. | 1. 100         |
| Units                    | 0  | 100            |
| Occupancy                | 00 | NONE 100       |

|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 05      | Quality Level 05 |
| DOR CODE         | 0100    | SINGLE FAMILY    |
| MAP NUM          |         | MKT AREA         |
|                  |         | 04               |
| NEIGHBORHOOD/LOC | 4071.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 2,480            | 100         | 2,480        | 253,062              |
| FGR       | 400              | 55          | 220          | 22,449               |
| FOP       | 76               | 30          | 23           | 2,347                |
| FOP       | 182              | 30          | 55           | 5,612                |
| PTO       | 132              | 5           | 7            | 714                  |
| TOTALS    | 3,270            |             | 2,785        | 284,184              |

| EXTRA FEATURES |            |             |         |     |    |        |    |          |                |
|----------------|------------|-------------|---------|-----|----|--------|----|----------|----------------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L   | W  | UNITS  | UT | Adj R    | ADJ UNIT PRICE |
| 1              | 0504       | FP-ELECTRI  | 0       | 100 | 0  | 1.00   | UT | 2,000.00 | 2,000.00       |
| 2              | 0810       | CONCRETE A  | 0       | 100 | 0  | 445.00 | SF | 6.50     | 6.50           |
| 3              | 0810       | CONCRETE A  | 0       | 100 | 28 | 84.00  | SF | 6.50     | 6.50           |
| 5              | 0910       | SCRN RM L   | 0       | 100 | 21 | 84.00  | SF | 15.00    | 15.00          |

| 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 | 0003 |          | 0.00  | 0.00  | 1.00        |

| MARKET ADJUSTMENTS |     |           |             |                |                |      |      |      |      |   |        |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|--------|
| TYPE               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | % COND |
| 0100               | 01  | 2,785     | 121.1232    | 109.31         | 304,428        | 2008 | 2008 | 0    | 0    | 0 | 93.35  |

1 SINGLE FAM - 100% - 2022      Heated Area: 2480      HX Base Yr 2022

Diagram illustrating the layout and dimensions of the property, including structures labeled PTO 2008, FOP 2008, BAS 2008, and FGR 2008. Dimensions are provided for various sections and boundaries.

|          |            |    |           |  |
|----------|------------|----|-----------|--|
| BLD DATE | 05/17/2022 | NW | LGL DATE  |  |
| XF DATE  |            |    | LAND DATE |  |

| 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       | 2008    | 2008        | 3 | 93     | 1,860           |       |
| 2   | 0810       | CONCRETE A  | 0       | 100 | 0  | 445.00 | SF | 6.50     | 6.50           | 100       | 2008    | 2008        | 3 | 90     | 2,603           |       |
| 3   | 0810       | CONCRETE A  | 0       | 100 | 28 | 84.00  | SF | 6.50     | 6.50           | 100       | 2008    | 2008        | 3 | 90     | 491             |       |
| 5   | 0910       | SCRN RM L   | 0       | 100 | 21 | 84.00  | SF | 15.00    | 15.00          | 100       | 2008    | 2008        | 3 | 40     | 504             |       |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|
| 5,458       |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |  |  |  |           |  |  |  |  |
|---------------------------|--|--|--|--|-----------|--|--|--|--|
| PAGE 1 of 1               |  |  |  |  |           |  |  |  |  |
| VALUATION SUMMARY         |  |  |  |  |           |  |  |  |  |
| VALUATION BY              |  |  |  |  | STANDARD  |  |  |  |  |
| Tax Group: 4              |  |  |  |  | Tax Dist: |  |  |  |  |
| BUILDING MARKET VALUE     |  |  |  |  | 284,184   |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  | 5,458     |  |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  | 50,000    |  |  |  |  |
| TOTAL MARKET VALUE        |  |  |  |  | 339,642   |  |  |  |  |
| SOH/AGL Deduction         |  |  |  |  | 41,784    |  |  |  |  |
| ASSESSED VALUE            |  |  |  |  | 297,858   |  |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  | 50,000    |  |  |  |  |
| BASE TAXABLE VALUE        |  |  |  |  | 247,858   |  |  |  |  |
| TOTAL JUST VALUE          |  |  |  |  | 339,642   |  |  |  |  |
| NCON VALUE                |  |  |  |  | 0         |  |  |  |  |
| INCOME VALUE              |  |  |  |  |           |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  | 289,183   |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| C21597     | CO ISSUED   | 204,336 | 10/30/2008 |
| E21123     | ELEC OTHER  | 2,000   | 08/01/2008 |
| M14050     | MECH OTHER  | 0       | 08/01/2008 |
| B21597     | NEW CONSTR  | 204,336 | 07/01/2008 |
| R11370     | REPAIR/RRF  | 2,800   | 07/01/2008 |
| P13328     | OTHER       | 0       | 07/01/2008 |

| SALES DATA                     |            |              |        |        |           |               |  |
|--------------------------------|------------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number           | DATE       | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 2436/1405                      | 2/12/2021  | WD           | Q      | I      | 01        | 280,000       |  |
| GRANTOR: MURDOCK CHRISTOPHER & |            |              |        |        |           |               |  |
| GRANTEE: WABST KEITH & EVE H   |            |              |        |        |           |               |  |
| 2243/0254                      | 11/28/2018 | TD           | U      | I      | 19        | 220,000       |  |
| GRANTOR: ABBOTT DOREEN TRUSTEE |            |              |        |        |           |               |  |
| GRANTEE: MURDOCK CHRISTOPHER   |            |              |        |        |           |               |  |

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

| BUILDING DIMENSIONS                                           |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2008] W2 U2 L2 W6 D2 L2 W2 FOP=[YR=2008] N2           |  |  |  |  |  |  |  |  |  |
| PTO=[YR=2008] N6 W22 S6 E22\$ W21 S9 E20 N7 E1\$ W1 S7 W20 N9 |  |  |  |  |  |  |  |  |  |
| W15 S50 FGR=[YR=2008] S20 E20 N20 W20\$ E20 S8 E10            |  |  |  |  |  |  |  |  |  |
| FOP=[YR=2008] S4 E10 N7 W2 N2 W6 S5 W2\$ E2 N5 E6 S2 E12      |  |  |  |  |  |  |  |  |  |
| N53\$.                                                        |  |  |  |  |  |  |  |  |  |