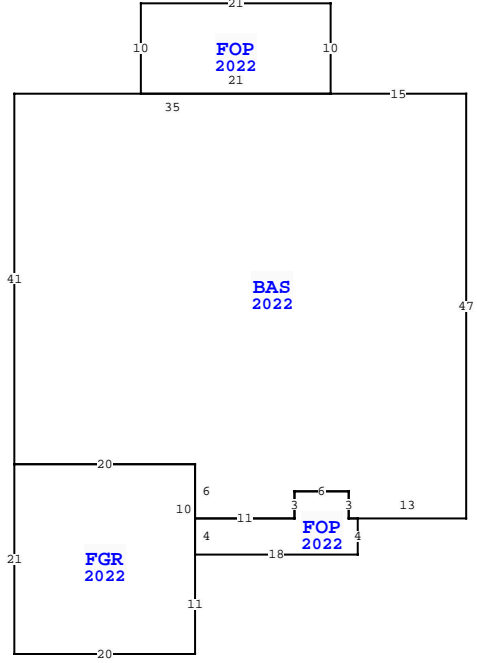


| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|---------------|--------------|
| ELEMENT | CD | | |
| Exterior Wall | 31 | HARDIE BRD | 100 |
| Roof Structur | 03 | GABLE/HIP | 100 |
| Roof Cover | 03 | COMP SHNGL | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floor | 13 | LVT/LAMMT | 70 |
| Interior Floor | 14 | CARPET | 30 |
| Air Condition | 03 | CENTRAL | 100 |
| Heating Type | 04 | AIR DUCTED | 100 |
| Bedrooms | | 4 | 100 |
| Bathrooms | | 2 | 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 |
| BAS | 2,212 | 100 | 2,212 |
| FGR | 420 | 55 | 231 |
| FOP | 90 | 30 | 27 |
| FOP | 210 | 30 | 63 |
| TOTALS | 2,932 | | 2,533 |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 0100 | 01 | 2,533 | 114.4704 | 103.31 | 261,684 | 2022 | 2022 | 0 | 0 | 0.00 | 100.00 |
| 1 SINGLE FAM - 100% - 2023 Heated Area: 2212 HX Base Yr 2023 | | | | | | | | | | | |



| NASSAU COUNTY PROPERTY | | PAGE 1 of 1 | 4 |
|---------------------------|-----------|-------------|---|
| VALUATION SUMMARY | | | |
| VALUATION BY | | STANDARD | |
| Tax Group: 4 | Tax Dist: | | |
| BUILDING MARKET VALUE | | 261,684 | |
| TOTAL MARKET OB/XF VALUE | | 3,026 | |
| TOTAL LAND VALUE - MARKET | | 50,000 | |
| TOTAL MARKET VALUE | | 314,710 | |
| SOH/AGL Deduction | | 0 | |
| ASSESSED VALUE | | 314,710 | |
| TOTAL EXEMPTION VALUE | HX HB VX | 55,000 | |
| BASE TAXABLE VALUE | | 259,710 | |
| TOTAL JUST VALUE | | 314,710 | |
| NCON VALUE | | 264,710 | |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | 50,000 | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|---------|------------|
| 22011969 | CO ISSUED | 0 | 08/04/2022 |
| 2200785 | NEW CONSTR | 362,086 | 01/13/2022 |

| SALES DATA | | | | | | |
|--------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2609/0194 | 12/19/2022 | WD Q | Q | I | 01 | 394,500 |
| GRANTOR: SEDA CONSTRUCTION COM | | | | | | |
| GRANTEE: KIRSOPP ADAM J & AS | | | | | | |
| 2498/1713 | 9/21/2021 | WD U | V | 30 | | 130,000 |
| GRANTOR: SEMANIK EQUITY DEVELO | | | | | | |
| GRANTEE: SEDA CONSTRUCTION C | | | | | | |

| 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 | 100 | 0 | 582.00 | SF | 5.20 | 5.20 | 100 | 2022 | 2022 | 3 | 100 | 3,026 | |

| BLD DATE | | LGL DATE | |
|----------|----------|-----------|---------|
| XF DATE | INC DATE | LAND DATE | AG DATE |
| | | | |

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

| BUILDING DIMENSIONS | |
|--|--|
| BAS=[YR=2022] W15 FOP=[YR=2022] N10 W21 S10 E21\$ W35 S41 | |
| FGR=[YR=2022] S21 E20 N11 FOP=[YR=2022] E18 N4 W1 N3 W6 S3 | |
| W11S4 \$N10 W20\$ E20 S6 E11 N3 E6 S3 E13 N47\$. | |

| 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 | 100 | | | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 50,000.00 | 50,000.00 | 50,000 | | | | | | | |