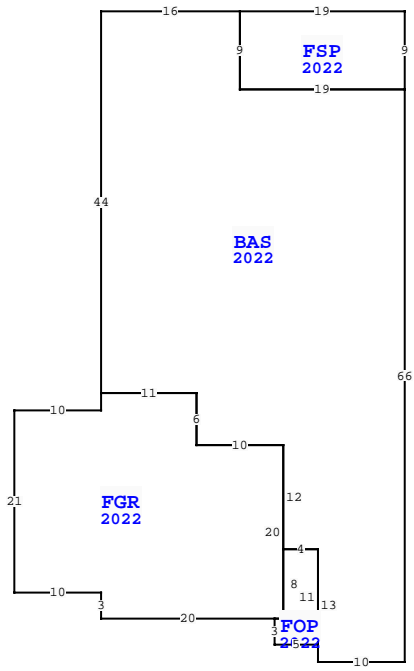




| BUILDING CHARACTERISTICS |                  | CONSTRUCTION  |                      |
|--------------------------|------------------|---------------|----------------------|
| ELEMENT                  | CD               |               |                      |
| Exterior Wall            | 31               | 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     | 50                   |
| Interior Floor           | 14               | CARPET        | 50                   |
| 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                  | 03               | Quality Level | 03                   |
| DOR CODE                 | 0100             | SINGLE FAMILY |                      |
| MAP NUM                  |                  | MKT AREA      | 04                   |
| NEIGHBORHOOD/LOC         | 4068.100         |               |                      |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE   | SUBAREA MARKET VALUE |
| BAS                      | 1,811            | 100           | 176,192              |
| FGR                      | 696              | 55            | 37,262               |
| FOP                      | 47               | 30            | 1,362                |
| FSP                      | 171              | 40            | 6,616                |
| TOTALS                   | 2,725            |               | 221,432              |

| MARKET ADJUSTMENTS                                      |     |           |             |                |                |      |      |      |      |      |        |  |
|---|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|--|
| TYPE  | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |  |
| 0100  | 01  | 2,276     | 107.8000    | 97.29          | 221,432        | 2022 | 2022 | 0    | 0    | 0.00 | 100.00 |  |
| 1 SINGLE FAM - 100% - 2023 Heated Area: 1811 HX Base Yr |     |           |             |                |                |      |      |      |      |      |        |  |



| NASSAU COUNTY PROPERTY    |           |         | PAGE 1 of 1 | 4 |
|---------------------------|-----------|---------|-------------|---|
| VALUATION SUMMARY         |           |         |             |   |
| VALUATION BY              | STANDARD  |         |             |   |
| Tax Group: 4              | Tax Dist: |         |             |   |
| BUILDING MARKET VALUE     | 221,432   |         |             |   |
| TOTAL MARKET OB/XF VALUE  | 10,008    |         |             |   |
| TOTAL LAND VALUE - MARKET | 75,000    |         |             |   |
| TOTAL MARKET VALUE        | 306,440   |         |             |   |
| SOH/AGL Deduction         | 0         |         |             |   |
| ASSESSED VALUE            | 306,440   |         |             |   |
| TOTAL EXEMPTION VALUE     | 13        | 306,440 |             |   |
| BASE TAXABLE VALUE        | 0         |         |             |   |
| TOTAL JUST VALUE          | 306,440   |         |             |   |
| NCON VALUE                | 231,440   |         |             |   |
| INCOME VALUE              |           |         |             |   |
| PREVIOUS YEAR MKT VALUE   | 65,000    |         |             |   |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| C2106584   | CO ISSUED   | 0       | 03/24/2022 |
| B2106584   | NEW CONSTR  | 278,020 | 05/21/2021 |

| SALES DATA                     |           |           |       |       |        |            |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2568/1371                      | 3/23/2022 | SW Q      | Q     | I     | 01     | 349,600    |
| GRANTOR: RICHMOND AMERICAN HOM |           |           |       |       |        |            |
| GRANTEE: JOHNSON RONNIE LEE    |           |           |       |       |        |            |
| 2445/0019                      | 3/23/2021 | SW Q      | Q     | V     | 05     | 675,700    |
| GRANTOR: WOODBRIDGE NASSAU LLC |           |           |       |       |        |            |
| GRANTEE: RICHMOND AMERICAN H   |           |           |       |       |        |            |

| 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              | 0812       | CONCRETE C  | 0       | 100 | 0   | 1,332.00 | SF | 4.00   | 4.00           | 100       | 2022    | 2022        | 3 | 100    | 5,328           |       |
| 2              | 0462       | ST/AL FNC   | 0       | 100 | 102 | 408.00   | SF | 10.00  | 10.00          | 100       | 2022    | 2022        | 3 | 100    | 4,080           |       |
| 3              | 0463       | FENCE GATE  | 0       | 100 | 0   | 2.00     | UT | 300.00 | 300.00         | 100       | 2022    | 2022        | 3 | 100    | 600             |       |

|          |  |           |            |
|----------|--|-----------|------------|
| BLD DATE |  | LGL DATE  |            |
| XF DATE  |  | LAND DATE | 05/18/2023 |
| INC DATE |  | AG DATE   | MLU        |

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

| BUILDING DIMENSIONS   |  |
|---|--|
| FSP=[YR=2022] W19 BAS=[YR=2022] W16 S44 FGR=[YR=2022] S2 W10 S21 E10 S3 E20 FOP=[YR=2022] S3 E5 N11 W4 S8 W1\$ E1 N20 W10 N6 W11\$E11 S6 E10 S12 E4 S13 E10 N66 W19 N9\$ S9 E19 N9\$. |  |

| 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                | 000134   | C   | SFR POND             | 100 |     |          | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     | 1.00        | 1.00    | 75,000.00  | 75,000.00      | 75,000     |                             |      |         |      |     |    |        |  |