



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 10 | ABOVE AVG 100  |
| Roof Structure           | 08 | IRREGULAR 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 13 | LVT/LAMMT 60   |
| Interior Floor           | 14 | CARPET 40      |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 6 100          |
| Bathrooms                |    | 4.5 100        |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  |    | 2. 100         |
| Units                    |    | 0 100          |
| Occupancy                | 00 | NONE 100       |

|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 01      | Quality Level 01 |
| DOR CODE         | 0100    | SINGLE FAMILY    |
| MAP NUM          |         | MKT AREA 04      |
| NEIGHBORHOOD/LOC | 4028.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 3,271            | 100         | 3,271        | 443,155              |
| FGR       | 1,510            | 55          | 830          | 112,448              |
| FOP       | 72               | 30          | 22           | 2,981                |
| FOP       | 78               | 30          | 23           | 3,116                |
| FOP       | 252              | 30          | 76           | 10,296               |
| FUS       | 950              | 100         | 950          | 128,706              |
| STR       | 39               | 10          | 4            | 542                  |
| TOTALS    | 6,172            |             | 5,176        | 701,244              |

| EXTRA FEATURES |            |             |     |     |   |   |          |    |          |
|----------------|------------|-------------|-----|-----|---|---|----------|----|----------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS    | UT | Adj R    |
| 1              | 0504       | FP-ELECTRI  | 0   | 0   | 0 | 0 | 1.00     | UT | 2,000.00 |
| 2              | 0861       | POOL GUNIT  | 0   | 0   | 0 | 0 | 507.00   | SF | 85.00    |
| 3              | 0871       | POOL HTR R  | 0   | 0   | 0 | 0 | 1.00     | UT | 2,000.00 |
| 4              | 0855       | CONC PAVER  | 0   | 0   | 0 | 0 | 1,654.00 | SF | 10.00    |
| 5              | 0812       | CONCRETE C  | 0   | 0   | 0 | 0 | 2,520.00 | SF | 4.00     |
| 6              | 0810       | CONCRETE A  | 0   | 0   | 0 | 0 | 300.00   | SF | 6.50     |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000100   | C   | SFR                  | 0   |     | RS-1     | 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 |
| 0500                | 01  | 5,176     | 95.0760     | 135.48         | 701,244        | 2022 | 2022 | 0    | 0    |
| 1 SFR CUST - 0% - 0 |     |           |             |                |                |      |      |      |      |
| Heated Area: 4221   |     |           |             |                |                |      |      |      |      |
| HX Base Yr          |     |           |             |                |                |      |      |      |      |

| TOTAL OB/XF |            |             |     |     |   |   |          |    |          |
|-------------|------------|-------------|-----|-----|---|---|----------|----|----------|
| L N         | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS    | UT | Adj R    |
| 1           | 0504       | FP-ELECTRI  | 0   | 0   | 0 | 0 | 1.00     | UT | 2,000.00 |
| 2           | 0861       | POOL GUNIT  | 0   | 0   | 0 | 0 | 507.00   | SF | 85.00    |
| 3           | 0871       | POOL HTR R  | 0   | 0   | 0 | 0 | 1.00     | UT | 2,000.00 |
| 4           | 0855       | CONC PAVER  | 0   | 0   | 0 | 0 | 1,654.00 | SF | 10.00    |
| 5           | 0812       | CONCRETE C  | 0   | 0   | 0 | 0 | 2,520.00 | SF | 4.00     |
| 6           | 0810       | CONCRETE A  | 0   | 0   | 0 | 0 | 300.00   | SF | 6.50     |

| TOTAL OB/XF |            |             |     |     |   |   |          |    |          |
|-------------|------------|-------------|-----|-----|---|---|----------|----|----------|
| L N         | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS    | UT | Adj R    |
| 1           | 0504       | FP-ELECTRI  | 0   | 0   | 0 | 0 | 1.00     | UT | 2,000.00 |
| 2           | 0861       | POOL GUNIT  | 0   | 0   | 0 | 0 | 507.00   | SF | 85.00    |
| 3           | 0871       | POOL HTR R  | 0   | 0   | 0 | 0 | 1.00     | UT | 2,000.00 |
| 4           | 0855       | CONC PAVER  | 0   | 0   | 0 | 0 | 1,654.00 | SF | 10.00    |
| 5           | 0812       | CONCRETE C  | 0   | 0   | 0 | 0 | 2,520.00 | SF | 4.00     |
| 6           | 0810       | CONCRETE A  | 0   | 0   | 0 | 0 | 300.00   | SF | 6.50     |

| NASSAU COUNTY PROPERTY    |  |  |  |  |  |  |  |  |  |
|---------------------------|--|--|--|--|--|--|--|--|--|
| VALUATION SUMMARY         |  |  |  |  |  |  |  |  |  |
| PAGE 1 of 1               |  |  |  |  |  |  |  |  |  |
| STANDARD                  |  |  |  |  |  |  |  |  |  |
| VALUATION BY              |  |  |  |  |  |  |  |  |  |
| Tax Group: 4              |  |  |  |  |  |  |  |  |  |
| Tax Dist:                 |  |  |  |  |  |  |  |  |  |
| BUILDING MARKET VALUE     |  |  |  |  |  |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  |  |  |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  |  |  |  |  |  |
| TOTAL MARKET VALUE        |  |  |  |  |  |  |  |  |  |
| SOH/AGL Deduction         |  |  |  |  |  |  |  |  |  |
| ASSESSED VALUE            |  |  |  |  |  |  |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  |  |  |  |  |  |
| BASE TAXABLE VALUE        |  |  |  |  |  |  |  |  |  |
| TOTAL JUST VALUE          |  |  |  |  |  |  |  |  |  |
| NCON VALUE                |  |  |  |  |  |  |  |  |  |
| INCOME VALUE              |  |  |  |  |  |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  |  |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| B2113106   | SWIM POOL   | 65,000  | 09/27/2021 |
| B2102689   | NEW CONSTR  | 607,885 | 03/05/2021 |

| SALES DATA                     |            |              |        |        |           |               |
|--------------------------------|------------|--------------|--------|--------|-----------|---------------|
| OFF RECORD<br>Number           | DATE       | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |
| 2413/1972                      | 11/13/2020 | WD           | Q      | V      | 01        | 107,000       |
| GRANTOR: CAPITAL CONSULTANTS L |            |              |        |        |           |               |
| GRANTEE: KURZEJA MICHAEL JOH   |            |              |        |        |           |               |
| 1852/0831                      | 4/18/2013  | WD           | U      | V      | 12        | 90,200        |
| GRANTOR: AMERIS BANK           |            |              |        |        |           |               |
| GRANTEE: CAPITAL CONSULTANTS   |            |              |        |        |           |               |

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

| BUILDING DIMENSIONS                                                                                                                                                                                                                                                                                                                                                    |  |  |  |  |  |  |  |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2022] W17 FOP=[YR=2022] N6 W22 S6 E1 S6 E20 N6 E1\$ W1 S6 W20 N6 W29 FOP=[YR=2022] W13 S6 E13 N6\$ S6 W13 S40 FGR=[YR=2022] S38 E12 S2 E12 N2 E13 N42 W20 S4 W17\$ E17 N4 E20 N1 E16 FOP=[YR=2022] S8 E9 N8 W9 \$ E9 S8 E13 N12 E5 N37\$ PTR= E15 FUS=[YR=2022] E12 S2 E20 S19 E1 S4 W6 STR=[YR=2022] W13 N3 E13 S3\$ N3 W13 S3 E10 S12 W17 N9 W7 N28\$ W15\$. |  |  |  |  |  |  |  |  |  |