

| BUILDING CHARACTERISTICS | | | | |
|--------------------------|---------------------|-------------|--------------|----------------------|
| ELEMENT | CD CONSTRUCTION | | | |
| Exterior Wall | 10 ABOVE AVG 80 | | | |
| Exterior Wall | 16 WD FR STUC 20 | | | |
| Roof Structure | 03 GABLE/HIP 100 | | | |
| Roof Cover | 03 COMP SHNGL 100 | | | |
| Interior Wall | 05 DRYWALL 100 | | | |
| Interior Floor | 11 CLAY TILE 70 | | | |
| Interior Floor | 14 CARPET 30 | | | |
| Air Condition | 03 CENTRAL 100 | | | |
| Heating Type | 04 AIR DUCTED 100 | | | |
| Bedrooms | 3 100 | | | |
| 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 07 | | | |
| NEIGHBORHOOD/LOC | 7003.00 | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS | 1,529 | 100 | 1,529 | 165,472 |
| FGR | 528 | 55 | 290 | 31,384 |
| FOP | 24 | 30 | 7 | 757 |
| FOP | 120 | 30 | 36 | 3,896 |
| TOTALS | 2,201 | | 1,862 | 201,510 |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--------------------|------------|-----------|-------------|----------------|-------------------|-----|-----|------|------|-----------------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 1 | SINGLE FAM | - 100% | - 2022 | | Heated Area: 1529 | | | | | HX Base Yr 2022 | |

| NASSAU COUNTY PROPERTY | | PAGE 1 of 1 | 1 |
|---------------------------|-------|-------------|----------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | | STANDARD |
| Tax Group: 1 | | Tax Dist: | |
| BUILDING MARKET VALUE | | | 201,510 |
| TOTAL MARKET OB/XF VALUE | | | 3,529 |
| TOTAL LAND VALUE - MARKET | | | 40,000 |
| TOTAL MARKET VALUE | | | 245,039 |
| SOH/AGL Deduction | | | 28,662 |
| ASSESSED VALUE | | | 216,377 |
| TOTAL EXEMPTION VALUE | HX HB | | 50,000 |
| BASE TAXABLE VALUE | | | 166,377 |
| TOTAL JUST VALUE | | | 245,039 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 210,075 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|---------|------------|
| B083204 | NEW CONSTR | 103,194 | 05/14/2008 |

| SALES DATA | | | | | | |
|----------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 2434/0154 | 2/12/2021 | WD Q | Q | I | 01 | 230,000 |
| GRANTOR: COX JASON | | | | | | |
| GRANTEE: EDENFIELD SCOTT K | | | | | | |
| 1581/0188 | 8/13/2008 | WD Q | Q | I | | 168,800 |
| GRANTOR: TOUSA HOMES INC | | | | | | |
| GRANTEE: COX JASON & DONNA | | | | | | |

| 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 | 0 | | | 754.00 | SF | 5.20 | | | | 3,529 | |

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

| BUILDING DIMENSIONS | |
|--|--|
| BAS=[YR=2008] W21 FOP=[YR=2008] N10 W12 S10 E12 \$ W12 N10 W13 S43 E12 N2 FOP=[YR=2008] E7 N1 U2 L2 N1 W5 S4 \$ N4 E5 S1 D2 R2 E5 FGR=[YR=2008] S24 E22 N24 W22 \$ E22 N 30 \$. | |

| LAND DESCRIPTION | | | | | | | | | | | | | | | | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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 | 0003 | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 40,000.00 | 40,000.00 | 40,000 | | | | | | | |