



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 31 | HARDIE BRD 100 |
| Roof Structure           | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 12 | HARDWOOD 70    |
| Interior Floor           | 11 | CLAY TILE 30   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 3 100          |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 2. | 2. 100         |
| Units                    |    | 0 100          |

|                  |         |                  |
|------------------|---------|------------------|
|                  |         |                  |
| Quality          | 03      | Quality Level 03 |
| DOR CODE         | 0100    | SINGLE FAMILY    |
| MAP NUM          |         | MKT AREA 01      |
| NEIGHBORHOOD/LOC | 2038.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 2,844            | 100         | 2,844        | 540,644              |
| FGR       | 273              | 55          | 150          | 28,515               |
| FGR       | 462              | 55          | 254          | 48,285               |
| FOP       | 170              | 30          | 51           | 9,695                |
| FSP       | 253              | 40          | 101          | 19,200               |
| FUS       | 991              | 100         | 991          | 188,389              |
| STR       | 60               | 10          | 6            | 1,141                |
| TOTALS    | 5,053            |             | 4,397        | 835,870              |

| MARKET ADJUSTMENTS                                         |     |           |             |                |                |      |      |      |      |      |        |
|------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE                                                       | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
| 0500                                                       | 11  | 4,397     | 126.7358    | 190.10         | 835,870        | 2023 | 2023 | 0    | 0    | 0.00 | 100.00 |
| 1 SFR CUST - 100% - 2024 Heated Area: 3835 HX Base Yr 2024 |     |           |             |                |                |      |      |      |      |      |        |
|                                                            |     |           |             |                |                |      |      |      |      |      |        |
|                                                            |     |           |             |                |                |      |      |      |      |      |        |

| NASSAU COUNTY PROPERTY    |  | PAGE 1 of 1 | 2      |
|---------------------------|--|-------------|--------|
| VALUATION SUMMARY         |  |             |        |
| VALUATION BY              |  | STANDARD    |        |
| Tax Group: 2              |  | Tax Dist:   |        |
| BUILDING MARKET VALUE     |  | 835,870     |        |
| TOTAL MARKET OB/XF VALUE  |  | 52,200      |        |
| TOTAL LAND VALUE - MARKET |  | 225,000     |        |
| TOTAL MARKET VALUE        |  | 1,113,070   |        |
| SOH/AGL Deduction         |  | 309,991     |        |
| ASSESSED VALUE            |  | 803,079     |        |
| TOTAL EXEMPTION VALUE     |  | HX HB       | 50,000 |
| BASE TAXABLE VALUE        |  | 753,079     |        |
| TOTAL JUST VALUE          |  | 1,113,070   |        |
| NCON VALUE                |  | 888,070     |        |
| INCOME VALUE              |  |             |        |
| PREVIOUS YEAR MKT VALUE   |  | 190,000     |        |

|            |             |        |            |
|------------|-------------|--------|------------|
| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
| 2023-0530  | 0912-26*57  | 36,833 | 10/11/2023 |
| 2021-1763  | C0          |        | 09/28/2023 |
| 20211763   | NEW CONSTR  | 0      | 03/01/2022 |

| SALES DATA                     |           |           |       |       |        |
|--------------------------------|-----------|-----------|-------|-------|--------|
| OFF RECORD Number              | DATE      | TYPE INST | Q / U | V / I | RSN CD |
| 2543/0344                      | 2/28/2022 | WD        | Q     | V     | 01     |
| GRANTOR: SUMMERWOODS OF AMELIA |           |           |       |       |        |
| GRANTEE: LEE RICHARD & POLLY   |           |           |       |       |        |

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

| BUILDING DIMENSIONS                                                             |  |  |  |  |  |
|---------------------------------------------------------------------------------|--|--|--|--|--|
| BAS=[YR=2024;ORIG=10,10] E57 S37 E6 S21 W21 N6 W21 N16 W21 N36 \$               |  |  |  |  |  |
| FGR=[YR=2024;ORIG=52,68] E21 S13 W21 N11 N2 \$                                  |  |  |  |  |  |
| FOP=[YR=2024;ORIG=52,62] W21 S6 W1 S2 E22 N2 N6 \$                              |  |  |  |  |  |
| FGR=[YR=2024;ORIG=31,46] W21 S22 E20 E1 N6 N16 \$                               |  |  |  |  |  |
| FUS=[YR=2024;ORIG=83,56] E28 N4 E10 N1 E4 S5 E15 N15 W17 N10 W23 S12 W17 S13 \$ |  |  |  |  |  |
| STR=[YR=2024;ORIG=111,52] E10 N1 E4 S5 W14 N4 \$                                |  |  |  |  |  |
| FSP=[YR=2024;ORIG=100,31] E23 N11 W23 S11 \$                                    |  |  |  |  |  |

| 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 |
| 1              | 0504       | FP-ELECTRI  | 0 100   | 0  | 0  | 1.00     | UT | 2,000.00 | 2,000.00       | 100       | 2024    | 2023        |   | 100    |
| 2              | 0855       | CONC PAVER  | 0 100   | 0  | 0  | 1,306.00 | SF | 10.00    | 10.00          | 100       | 2024    | 2023        |   | 100    |
| 3              | 0912       | SCRN RM G   | 0 100   | 57 | 26 | 1,482.00 | SF | 20.00    | 20.00          | 100       | 2024    | 2023        |   | 100    |
| 4              | 0855       | CONC PAVER  | 0 100   | 0  | 0  | 750.00   | SF | 10.00    | 10.00          | 100       | 2024    | 2023        |   | 100    |

| 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 |
| 1                | 000100   | C   | SFR                  | 100 |     | R-3      | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     | 1.00   | 1.00    |