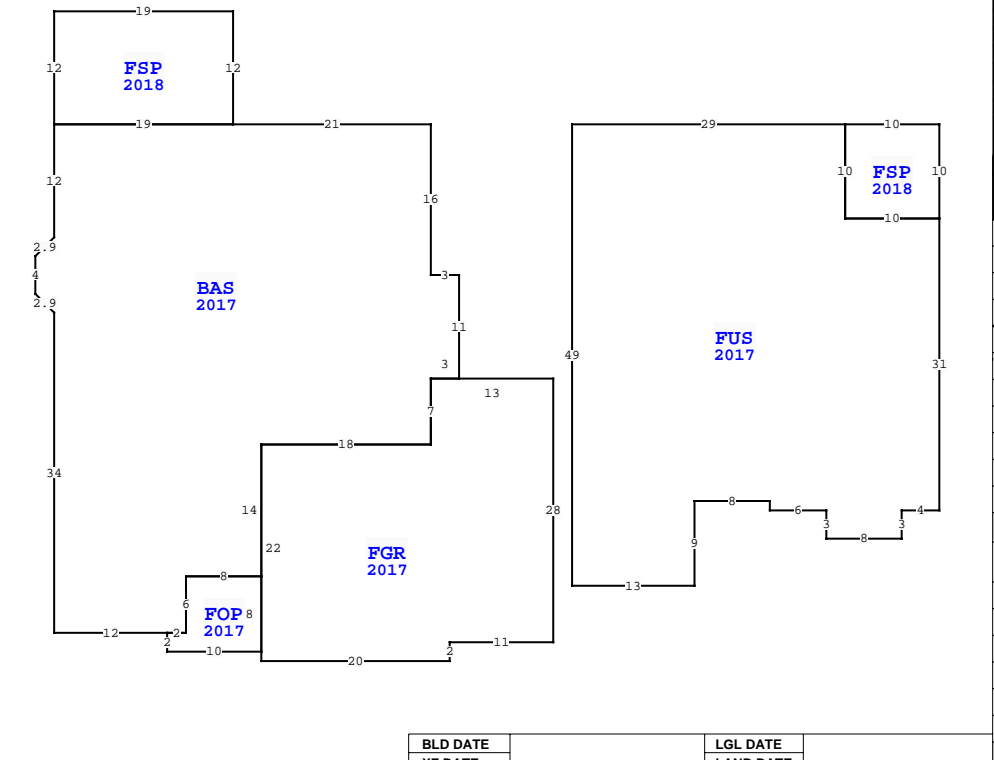


| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|---------------|--------------|
| ELEMENT | CD | | |
| Exterior Wall | 16 | WD FR STUC | 100 |
| Roof Structur | 08 | IRREGULAR | 100 |
| Roof Cover | 03 | COMP SHNGL | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floor | 11 | CLAY TILE | 50 |
| Interior Floor | 14 | CARPET | 50 |
| Air Condition | 03 | CENTRAL | 100 |
| Heating Type | 04 | AIR DUCTED | 100 |
| Bedrooms | | 4 | 100 |
| Bathrooms | | 3.5 | 100 |
| Frame | 02 | WOOD FRAME | 100 |
| Stories | 2. | 2. | 100 |
| Units | | 0 | 100 |
| Occupancy | 00 | NONE | 100 |
| Quality | 04 | Quality Level | 04 |
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 02 |
| NEIGHBORHOOD/LOC | 2122.00 | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA |
| BAS | 1,797 | 100 | 1,797 |
| FGR | 782 | 55 | 430 |
| FOP | 68 | 30 | 20 |
| FSP | 100 | 40 | 40 |
| FSP | 228 | 40 | 91 |
| FUS | 1,619 | 100 | 1,619 |
| TOTALS | 4,594 | | 3,997 |
| | | | 640,263 |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--------------------|-----|-------------|-------------|----------------|----------------|-----------------|------|------|------|------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 1 | SFR | CUST - 100% | - 2022 | | 660,065 | 2017 | 2017 | 0 | 0 | 3.00 | 97.00 |
| Heated Area: 3416 | | | | | | HX Base Yr 2022 | | | | | |



| NASSAU COUNTY PROPERTY | | PAGE 1 of 1 | 8 |
|---------------------------|-----------|-------------|---------|
| VALUATION SUMMARY | | | |
| VALUATION BY | STANDARD | | |
| Tax Group: 8 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 640,263 |
| TOTAL MARKET OB/XF VALUE | | | 48,694 |
| TOTAL LAND VALUE - MARKET | | | 300,000 |
| TOTAL MARKET VALUE | | | 988,957 |
| SOH/AGL Deduction | | | 204,876 |
| ASSESSED VALUE | | | 784,081 |
| TOTAL EXEMPTION VALUE | HX HB | | 50,000 |
| BASE TAXABLE VALUE | | | 734,081 |
| TOTAL JUST VALUE | | | 988,957 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 961,287 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|---------|------------|
| B1802000 | SWIM POOL | 40,000 | 02/26/2018 |
| 17011419 | CO ISSUED | 0 | 12/21/2017 |
| B1633292 | NEW CONSTR | 429,534 | 10/26/2016 |

| SALES DATA | | | | | | |
|--------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / I | V / I | RSN CD | SALE PRICE |
| 2428/0928 | 1/22/2021 | WD Q | Q | I | 01 | 759,000 |
| GRANTOR: PARKS JAY MATT & KIMB | | | | | | |
| GRANTEE: SOWDEN ROBERT JR & | | | | | | |
| 2167/1813 | 12/28/2017 | WD Q | Q | I | 01 | 535,100 |
| GRANTOR: ADVANTAGE HOME BUILDE | | | | | | |
| GRANTEE: PARKS JAY MATT & KI | | | | | | |

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

| BUILDING NOTES | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| BUILDING DIMENSIONS | |
| BAS=[YR=2017] W21 FSP=[YR=2018] N12 W19 S12 E19\$ W19 S12 D2 L2 S4 R2 D2 S34 E12 FOP=[YR=2017] S2 E10 FGR=[YR=2017] S1 E20 N2 E11 N28 W13 S7 W18 S22\$ N8 W8 S6 W2\$ E2 N6 E8 N14 E18 N7 E3 N11 W3 N16\$ PTR=E15 FUS=[YR=2017] E29 FSP=[YR=2018] E10 S10 W10 N10\$ S10 E10 S31 W4 S3 W8 N3 W6 N1 W8 S9 W13 N49\$ W15\$. | |

| 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 | 0855 | CONC PAVER | 0 | 100 | 0 | 1,260.00 | SF | 7.00 | 7.00 | 100 | 2017 | 2017 | 3 | 97 | 8,555 | |
| 2 | 0855 | CONC PAVER | 0 | 100 | 0 | 30.00 | SF | 7.00 | 7.00 | 100 | 2017 | 2017 | 3 | 97 | 204 | |
| 3 | 0861 | POOL GUNIT | 0 | 100 | 0 | 351.00 | SF | 85.00 | 85.00 | 100 | 2018 | 2018 | 3 | 87 | 25,956 | |
| 4 | 0855 | CONC PAVER | 0 | 100 | 0 | 777.00 | SF | 10.00 | 10.00 | 100 | 2018 | 2018 | 3 | 97 | 7,537 | |
| 5 | 0462 | ST/AL FNC | 0 | 100 | 0 | 552.00 | SF | 10.00 | 10.00 | 100 | 2018 | 2018 | 3 | 87 | 4,802 | |
| 6 | 0871 | POOL HTR R | 0 | 100 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2018 | 2018 | 3 | 82 | 1,640 | |

| LAND DESCRIPTION | | TOTAL OB/XF | | | | | | | | | | | | | | 48,694 | | | | | | | | |
|------------------|----------|-------------|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|-----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPHT 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 | | | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 300,000.00 | 300,000.00 | 300,000 | | | | | | | |