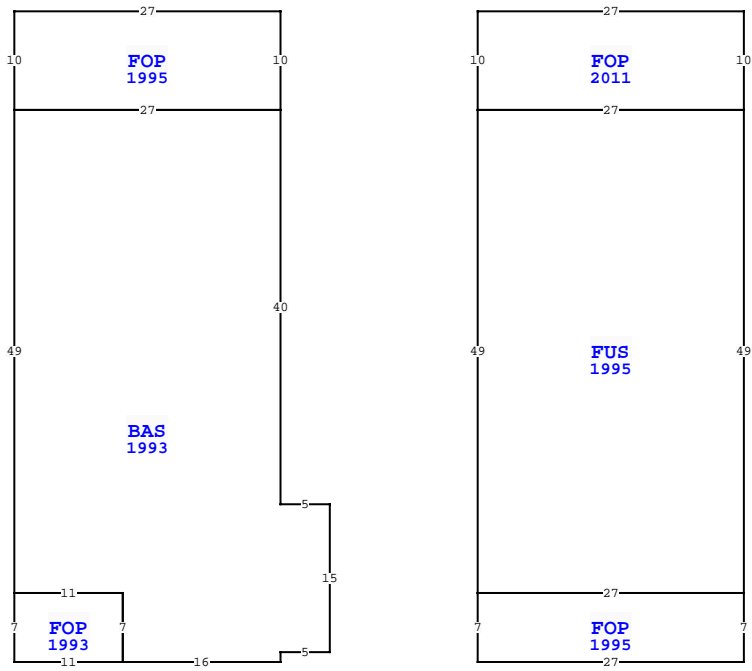


| BUILDING CHARACTERISTICS | | CONSTRUCTION | | |
|--------------------------|------------------|---------------|--------------|----------------------|
| ELEMENT | CD | | | |
| Exterior Wall | 10 | ABOVE AVG | 100 | |
| Roof Structur | 03 | GABLE/HIP | 100 | |
| Roof Cover | 03 | COMP SHNGL | 100 | |
| Interior Wall | 05 | DRYWALL | 90 | |
| Interior Wall | 08 | DECORATIVE | 10 | |
| Interior Floor | 12 | HARDWOOD | 70 | |
| Interior Floor | 14 | CARPET | 30 | |
| 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 | |
| BUD8 Adjustme | 02 | DIST FB | 100 | |
| Quality | 06 | Quality Level | 06 | |
| DOR CODE | 0100 | SINGLE FAMILY | | |
| MAP NUM | | MKT AREA | 01 | |
| NEIGHBORHOOD/LOC | | 1052.00 | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS | 1,510 | 100 | 1,510 | 320,398 |
| FOP | 77 | 30 | 23 | 4,880 |
| FOP | 189 | 30 | 57 | 12,094 |
| FOP | 270 | 30 | 81 | 17,187 |
| FOP | 270 | 30 | 81 | 17,187 |
| FUS | 1,323 | 100 | 1,323 | 280,719 |
| TOTALS | 3,639 | | 3,075 | 652,466 |

| 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% | 2017 | | | | | | | | |
| Heated Area: 2833 | | | HX Base Yr 2017 | | | | | | | | |



| NASSAU COUNTY PROPERTY | | PAGE 1 of 1 | 2 |
|---------------------------|-------|-------------|-----------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | STANDARD | |
| Tax Group: 2 | | Tax Dist: | |
| BUILDING MARKET VALUE | | | 652,466 |
| TOTAL MARKET OB/XF VALUE | | | 16,272 |
| TOTAL LAND VALUE - MARKET | | | 990,000 |
| TOTAL MARKET VALUE | | | 1,658,738 |
| SOH/AGL Deduction | | | 501,742 |
| ASSESSED VALUE | | | 1,156,996 |
| TOTAL EXEMPTION VALUE | HX HB | | 50,000 |
| BASE TAXABLE VALUE | | | 1,106,996 |
| TOTAL JUST VALUE | | | 1,658,738 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 1,539,309 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|---------|------------|
| 20140426 | REPAIR/RRF | 700 | 03/04/2014 |
| 20110681 | H/AC | 4,000 | 05/04/2011 |
| B002355 | REPAIR/RRF | 60,000 | 03/06/2000 |
| 8089 | REMODEL | 159,500 | 01/12/1994 |

| SALES DATA | | | | | | |
|--------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2011/1786 | 10/21/2015 | WD | Q | I | 01 | 1,212,500 |
| GRANTOR: HAGAN ARTHUR R & CHAR | | | | | | |
| GRANTEE: USHER KIP | | | | | | |
| 0603/0425 | 7/31/1990 | WD | Q | I | | 150,000 |
| GRANTOR: STAPLETON TOMMY & L | | | | | | |
| GRANTEE: HAGAN ARTHUR & C | | | | | | |

| 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 | 0825 | BRICK | 0 | 100 | 0 | 98.00 | SF | 12.50 | 12.50 | 100 | 1995 | 1995 | 3 | 91 | 1,115 | |
| 2 | 1242 | WD DECK A | 0 | 100 | 11 | 88.00 | SF | 10.00 | 10.00 | 100 | 1990 | 1990 | 3 | 20 | 176 | |
| 3 | 0415 | BEACHWALK | 0 | 100 | 170 | 4 | 680.00 | SF | 5.75 | 100 | 1990 | 1990 | 3 | 20 | 782 | |
| 4 | 0350 | CARPORT WD | 0 | 100 | 15 | 11 | 165.00 | SF | 13.00 | 100 | 1984 | 1984 | 3 | 20 | 429 | |
| 5 | 1242 | WD DECK A | 0 | 100 | 0 | 0 | 335.00 | SF | 10.00 | 100 | 1990 | 1990 | 3 | 20 | 670 | |
| 6 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 1,310.00 | SF | 10.00 | 100 | 2022 | 2022 | 3 | 100 | 13,100 | |
| TOTAL OB/XF | | | | | | | | | | | | | | | 16,272 | |

| 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 | 000120 | C | SFR OCN FT | 100 | | R-2 | 50.00 | 250.00 | 50.00 | FF | | 1.00 | 1.00 | 1.20 | 16,500.00 | 19,800.00 | 990,000 | | | | | | | |