



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 05 | AVERAGE 100    |
| Roof Structure           | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 14 | CARPET 80      |
| Interior Floor           | 08 | SHT VINYL 20   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 2.5 100        |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 2. | 2. 100         |
| Units                    |    | 0 100          |
| Occupancy                | 00 | NONE 100       |

|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 05      | Quality Level 05 |
| DOR CODE         | 0100    | SINGLE FAMILY    |
| MAP NUM          |         | MKT AREA 01      |
| NEIGHBORHOOD/LOC | 1046.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,343            | 100         | 1,343        | 156,823              |
| FGR       | 400              | 55          | 220          | 25,690               |
| FOP       | 133              | 30          | 40           | 4,671                |
| FUS       | 1,000            | 100         | 1,000        | 116,771              |
| UOP       | 400              | 20          | 80           | 9,342                |
| TOTALS    | 3,276            |             | 2,683        | 313,295              |

| EXTRA FEATURES |            |             |         |   |   |        |    |          |       |
|----------------|------------|-------------|---------|---|---|--------|----|----------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS  | UT | Adj R    | NOTES |
| 1              | 0504       | FP-ELECTRI  | 0 100   | 0 | 0 | 1.00   | UT | 2,000.00 |       |
| 2              | 0811       | CONCRETE B  | 0 100   | 0 | 0 | 807.00 | SF | 5.20     |       |
| 3              | 1242       | WD DECK A   | 0 100   | 0 | 0 | 561.00 | SF | 10.00    |       |
| 4              | 0525       | GAZEBO      | 0 100   | 0 | 0 | 1.00   | UT | 5,000.00 |       |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000100   | C   | SFR                  | 100 |     | R-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 | NORM | % COND |       |
| 0900                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 01  | 2,683     | 110.8800    | 138.60            | 371,864        | 1989 | 1989 | 0               | 0    | 0    | 15.75  | 84.25 |
| 1 SNGL FAM - 100% - 2021                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |     |           |             | Heated Area: 2343 |                |      |      | HX Base Yr 2021 |      |      |        |       |
| <p>The floor plan diagram illustrates a building layout with several distinct areas, each labeled with a code and the year 1993. The areas are: BAS 1993 (a large central rectangular area), FGR 1993 (a rectangular area at the bottom left), FOP 1993 (a small rectangular area at the bottom right), UOP 1993 (a small rectangular area at the top right), and FUS 1993 (a large rectangular area on the right side). Dimensions are provided for each section, including wall lengths and room widths. For example, the BAS 1993 area has a top width of 44, a right wall length of 34, and a bottom width of 20. The FUS 1993 area has a top width of 40, a right wall length of 19, and a bottom width of 20. The FGR 1993 area has a top width of 20, a right wall length of 9, and a bottom width of 20. The FOP 1993 area has a top width of 11, a right wall length of 8, and a bottom width of 20. The UOP 1993 area has a top width of 8, a right wall length of 14, and a bottom width of 18. The diagram also shows various other dimensions for the building's perimeter and internal divisions.</p> |     |           |             |                   |                |      |      |                 |      |      |        |       |
| BLD DATE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |     |           |             | LGL DATE          |                |      |      | 02/11/2024      |      |      |        |       |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|
| 6,184       |  |  |  |  |  |  |  |  |  |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|
| 6,184       |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |  |  |  |           |  |  |  |  |
|---------------------------|--|--|--|--|-----------|--|--|--|--|
| PAGE 1 of 1               |  |  |  |  |           |  |  |  |  |
| VALUATION SUMMARY         |  |  |  |  |           |  |  |  |  |
| VALUATION BY              |  |  |  |  | STANDARD  |  |  |  |  |
| Tax Group: 2              |  |  |  |  | Tax Dist: |  |  |  |  |
| BUILDING MARKET VALUE     |  |  |  |  | 313,295   |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  | 6,184     |  |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  | 175,000   |  |  |  |  |
| TOTAL MARKET VALUE        |  |  |  |  | 494,479   |  |  |  |  |
| SOH/AGL Deduction         |  |  |  |  | 134,049   |  |  |  |  |
| ASSESSED VALUE            |  |  |  |  | 360,430   |  |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  | 50,000    |  |  |  |  |
| BASE TAXABLE VALUE        |  |  |  |  | 310,430   |  |  |  |  |
| TOTAL JUST VALUE          |  |  |  |  | 494,479   |  |  |  |  |
| NCON VALUE                |  |  |  |  | 0         |  |  |  |  |
| INCOME VALUE              |  |  |  |  |           |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  | 434,893   |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| 20090362   | REPAIR/RRF  | 9,227  | 03/18/2009 |
| 5952       | SWIM POOL   | 2,000  | 05/01/1990 |
| 5421       | NEW CONSTR  | 94,500 | 06/15/1989 |

| SALES DATA                   |           |              |        |        |           |               |  |
|------------------------------|-----------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number         | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 2353/0512                    | 4/07/2020 | WD           | Q      | I      | 01        | 325,000       |  |
| GRANTOR: GREEN JUDITH A      |           |              |        |        |           |               |  |
| GRANTEE: WORLEY NICHOLAS J & |           |              |        |        |           |               |  |
| 0579/0983                    | 9/22/1989 | WD           | Q      | I      |           | 127,000       |  |
| GRANTOR: MANATEE HOMES INC   |           |              |        |        |           |               |  |
| GRANTEE: GREEN GREGORY L     |           |              |        |        |           |               |  |

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

| BUILDING DIMENSIONS                                                                                                                                                                                                                               |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| UOP=[YR=1993] W44 S4 E4 S6 BAS=[YR=1993] S31 FGR=[YR=1993] S20 E20 N9 FOP=[YR=1993] E20 N8 W11 S3 W9 S5 \$ N11 W20 \$ E20 S6 E9 N3 E11 N34 W14 N2 W8 S2 W18 \$ E18 N2 E8 S2 E14 N10 \$ PTR= E15 FUS=[YR=1993] E40 S19 W20 S12 W20 N31 \$ W15 \$ . |  |  |  |  |  |  |  |  |  |