

| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|---------------|--------------|
| ELEMENT | CD | | |
| Exterior Wall | 07 | ASB SHNGLE | 100 |
| Roof Structur | 04 | WOOD TRUSS | 100 |
| Roof Cover | 03 | COMP SHNGL | 50 |
| Roof Cover | 12 | MODULAR MT | 50 |
| Interior Wall | 02 | WALL BD/WD | 100 |
| Interior Floo | 12 | HARDWOOD | 100 |
| Ceiling | 02 | F.NOT SUS | 100 |
| Air Condition | 03 | CENTRAL | 100 |
| Heating Type | 04 | AIR DUCTED | 100 |
| Fixtures | | 3 | 100 |
| Frame | 02 | WOOD FRAME | 100 |
| Story Height | | 10 | 100 |
| RMS | | 10 | 100 |
| Stories | 2. | 2. | 100 |
| Units | | 0 | 100 |
| BUD8 Adjustme | 02 | DIST FB | 100 |
| Occupancy | 00 | OWNER OCC | 100 |
| Quality | 03 | Quality Level | 03 |
| DOR CODE | 1100 | STORES, 1 | STORY |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | | 1005.00 | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA |
| BAS | 950 | 100 | 950 |
| CAN | 95 | 30 | 28 |
| FOP | 95 | 30 | 28 |
| FUS | 494 | 100 | 494 |
| TOTALS | 1,634 | | 1,500 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|------------|-----------|-------------|----------------|----------------|-----|-----|------|------|----|------|--------|--|----------|------------|----|----------|--|---------|------------|----|-----------|------------|----------|--|--|---------|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | AP | NORM | % COND | | | | | | | | | | | | | | | | |
| 1 | RETAILSTOR | - 0% | - 0 | | | | | | | | | | | | | | | | | | | | | | | | | |
| Heated Area: 1444 | | | | | HX Base Yr | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th>BLD DATE</th> <th>10/08/2021</th> <th>KK</th> <th>LGL DATE</th> <th></th> </tr> <tr> <th>XF DATE</th> <th>10/08/2021</th> <th>KK</th> <th>LAND DATE</th> <th>10/08/2021</th> </tr> <tr> <th>INC DATE</th> <th></th> <th></th> <th>AG DATE</th> <th></th> </tr> </thead> </table> | | | | | | | | | | | | | | BLD DATE | 10/08/2021 | KK | LGL DATE | | XF DATE | 10/08/2021 | KK | LAND DATE | 10/08/2021 | INC DATE | | | AG DATE | |
| BLD DATE | 10/08/2021 | KK | LGL DATE | | | | | | | | | | | | | | | | | | | | | | | | | |
| XF DATE | 10/08/2021 | KK | LAND DATE | 10/08/2021 | | | | | | | | | | | | | | | | | | | | | | | | |
| INC DATE | | | AG DATE | | | | | | | | | | | | | | | | | | | | | | | | | |

| NASSAU COUNTY PROPERTY | | PAGE 1 of 2 | 2 |
|---------------------------|--|-------------|---------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | STANDARD | |
| Tax Group: 2 | | Tax Dist: | |
| BUILDING MARKET VALUE | | | 67,297 |
| TOTAL MARKET OB/XF VALUE | | | 3,623 |
| TOTAL LAND VALUE - MARKET | | | 400,000 |
| TOTAL MARKET VALUE | | | 470,920 |
| SOH/AGL Deduction | | | 470,799 |
| ASSESSED VALUE | | | 121 |
| TOTAL EXEMPTION VALUE | | | 0 |
| BASE TAXABLE VALUE | | | 121 |
| TOTAL JUST VALUE | | | 470,920 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 473,901 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|--------|------------|
| 20200036 | REMODEL | 25,000 | 10/22/2020 |
| 20053139 | REMODEL | 1,000 | 12/09/2005 |
| 20010814 | REPAIR/RRF | 3,000 | 04/30/2001 |
| 10186-B | NEW CONSTR | 16,000 | 12/09/1996 |

| SALES DATA | | | | | | |
|------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 2577/0149 | 6/15/2022 | QC | U | I | 11 | 100 |
| GRANTOR: HORAK WILLIAM | | | | | | |
| GRANTEE: MCLANE JENNIFER F/K | | | | | | |
| 2319/0206 | 11/15/2019 | WD | Q | I | 01 | 335,000 |
| GRANTOR: ASBERRY RICKEY D | | | | | | |
| GRANTEE: HORAK WILLIAM S & J | | | | | | |

| 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 | 0819 | CONC 12" | 0 | 0 | 2 | 8 | 16.00 | SF | 4.75 | 4.75 | 100 | 1960 | 1960 | 3 | 20 | 15 | |
| 2 | 0810 | CONCRETE A | 0 | 0 | 7 | 3 | 21.00 | SF | 6.50 | 6.50 | 100 | 1960 | 1960 | 3 | 20 | 27 | |
| 3 | 0825 | BRICK | 0 | 0 | 0 | 0 | 84.00 | SF | 12.50 | 12.50 | 100 | 1997 | 1997 | 3 | 92 | 966 | |
| 4 | 0646 | LWN SPRK H | 0 | 0 | 0 | 0 | 8.00 | UT | 2.00 | 2.00 | 100 | 1997 | 1997 | 3 | 20 | 3 | |
| 5 | 0810 | CONCRETE A | 0 | 0 | 21 | 17 | 357.00 | SF | 6.50 | 6.50 | 100 | 2021 | 2021 | 3 | 99 | 2,297 | |
| 6 | 0810 | CONCRETE A | 0 | 0 | 7 | 7 | 49.00 | SF | 6.50 | 6.50 | 100 | 2021 | 2021 | 3 | 99 | 315 | |
| TOTAL OB/XF | | | | | | | | | | | | | | | | 3,623 | |

| BUILDING NOTES | | | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| <p>BAS=[YR=1993] W19 S50 CAN=[YR=1993] S5 E19 N5 W19 \$ E19 N50 \$ PTR= E15 FUS=[YR=1993] E19 S26 FOP=[YR=1993] S5 W19 N5 E19 \$ W19 N26 \$ W15 \$.</p> | | | | | | | | | | | | | |

| LAND DESCRIPTION | | | | | | | | | | | | | | TOTAL OB/XF | | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|------|----------|--------|--------|-------------|-----------|-----|----------|--------|-------------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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 | 001100 | C | STORE 1FLR | 0 | 0003 | C-3 | 100.00 | 100.00 | 10,000.00 | SF | | 1.00 | 1.00 | 1.00 | 40.00 | 40.00 | 400,000 | | | | | | | |

