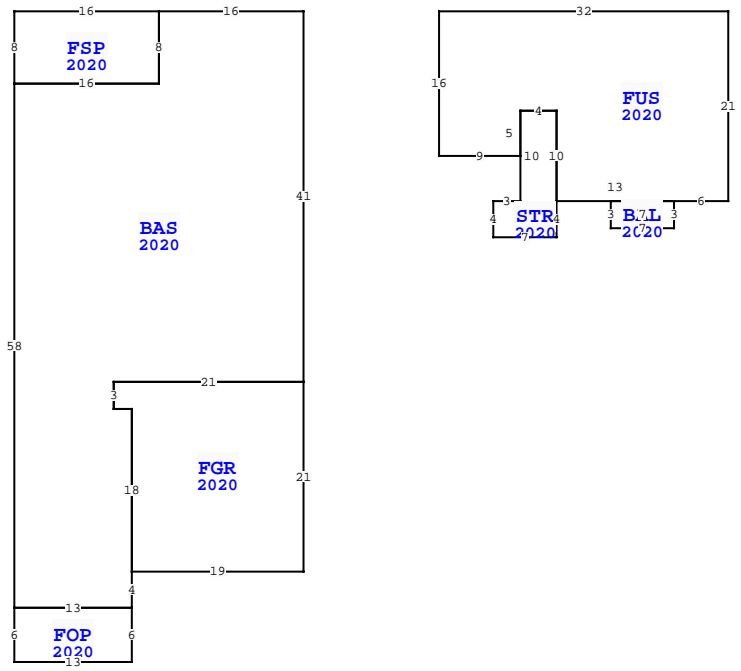


| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|------------------|--------------|
| ELEMENT | CD | | |
| Exterior Wall | 16 | WD FR STUC | 100 |
| Roof Structur | 08 | IRREGULAR | 100 |
| Roof Cover | 08 | CLAY TILE | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floo | 12 | HARDWOOD | 90 |
| Interior Floo | 11 | CLAY TILE | 10 |
| 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 |
| Occupancy | 00 | NONE | 100 |
| Quality | 03 | Quality Level 03 | |
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 03 |
| NEIGHBORHOOD/LOC | 3043.100 | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA |
| BAL | 21 | 15 | 3 |
| BAS | 1,503 | 100 | 1,503 |
| FGR | 405 | 55 | 223 |
| FOP | 78 | 30 | 23 |
| FSP | 128 | 40 | 51 |
| FUS | 587 | 100 | 587 |
| STR | 68 | 10 | 7 |
| TOTALS | 2,790 | | 2,397 |
| | | | 554,515 |

| 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% | - 2021 | | | | | | | | |
| Heated Area: 2090 | | | | | | HX Base Yr 2021 | | | | | |



| NASSAU COUNTY PROPERTY | | | PAGE 1 of 1 | 8 |
|---------------------------|--|--|-------------|---|
| VALUATION SUMMARY | | | | |
| VALUATION BY | | | STANDARD | |
| Tax Group: 8 | | | Tax Dist: | |
| BUILDING MARKET VALUE | | | 554,515 | |
| TOTAL MARKET OB/XF VALUE | | | 4,851 | |
| TOTAL LAND VALUE - MARKET | | | 165,000 | |
| TOTAL MARKET VALUE | | | 724,366 | |
| SOH/AGL Deduction | | | 340,026 | |
| ASSESSED VALUE | | | 384,340 | |
| TOTAL EXEMPTION VALUE | | | 50,000 | |
| BASE TAXABLE VALUE | | | 334,340 | |
| TOTAL JUST VALUE | | | 724,366 | |
| NCON VALUE | | | 0 | |
| INCOME VALUE | | | | |
| PREVIOUS YEAR MKT VALUE | | | 649,298 | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|---------|------------|
| 20001104 | CO ISSUED | 0 | 02/06/2020 |
| 19006891 | NEW CONSTR | 280,500 | 06/27/2019 |

| SALES DATA | | | | | | |
|-------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2338/1498 | 2/03/2020 | SW | Q | I | 01 | 522,100 |

| | | | | | | |
|--------------------------------|-----------|----|---|---|----|-----------|
| GRANTOR: ARTISAN HOMES LLC | | | | | | |
| GRANTEE: BASH RICHARD & HEID | | | | | | |
| 2170/0137 | 1/10/2018 | SW | Q | V | 05 | 3,900,000 |
| GRANTOR: BIGHT ENTERPRISES LLC | | | | | | |
| GRANTEE: ARTISAN HOMES LLC | | | | | | |

| BUILDING NOTES |
|--|
| BAS=[YR=2020] W16 FSP=[YR=2020] W16 S8 E16 N8\$ S8 W16 S58 FOP=[YR=2020] S6 E13 N6 W13\$ E13 N4 FGR=[YR=2020] E19 N21 W21 S3 E2 S18\$ N18 W2 N3 E21 N41\$ PTR=E15 FUS=[YR=2020] E32 S21 W6 BAL=[YR=2020] S3 W7 N3 E7\$ W13 STR=[YR=2020] S4 W7 N4 E3 N10 E4 S10 \$ N10 W4 S5 W9 N16\$ W15\$. |

| 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 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | | | 10.00 | 100 | 2020 | 2020 | 3 | 99 | 4,376 | |
| 2 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | | | 10.00 | 100 | 2020 | 2020 | 3 | 99 | 475 | |

| 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 | 000100 | C | SFR | 100 | | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 165,000.00 | 165,000.00 | 165,000 | | | | | | | |