

| BUILDING CHARACTERISTICS | | | | MARKET ADJUSTMENTS | | | | | | | | | | | |
|-----------------------------|------------------|--------------|--------------|----------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| ELEMENT | CD | CONSTRUCTION | | TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| Floor | | 1 | 100 | 8329000 | | 1,250 | | | | 1973 | 1973 | 100 | 100 | 0 | |
| Recreation | POOL | POOL 100 | | 1 CONDO - 0% - 0 | | | | | | | | | | | |
| Location | END | END 100 | | HX Base Yr | | | | | | | | | | | |
| View | LAKE | LAKE 100 | | | | | | | | | | | | | |
| Balcony | FEP | 180 | FEP 180 100 | | | | | | | | | | | | |
| Parking | OPEN | OPEN 100 | | | | | | | | | | | | | |
| Bedrooms | | 2 | 100 | | | | | | | | | | | | |
| Bathrooms | | 2 | 100 | | | | | | | | | | | | |
| Oth Rooms | | 2 | 100 | | | | | | | | | | | | |
| Quality 03 Quality Level 03 | | | | | | | | | | | | | | | |
| DOR CODE 0400 CONDOMINIUM | | | | | | | | | | | | | | | |
| MAP NUM | | | | MKT AREA | | 10 | | | | | | | | | |
| NEIGHBORHOOD/LOC 10004.00 | | | | | | | | | | | | | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE | | | | | | | | | | | |
| | | | | | | | | | | | | | | | |
| TOTALS 1,250 1,250 | | | | | | | | | | | | | | | |

| NASSAU COUNTY PROPERTY | | | |
|---------------------------|--|-----------|-------------|
| VALUATION SUMMARY | | | PAGE 1 of 1 |
| VALUATION BY | | STANDARD | |
| Tax Group: 5 | | Tax Dist: | |
| BUILDING MARKET VALUE | | 534,000 | |
| TOTAL MARKET OB/XF VALUE | | 0 | |
| TOTAL LAND VALUE - MARKET | | 0 | |
| TOTAL MARKET VALUE | | 534,000 | |
| SOH/AGL Deduction | | 0 | |
| ASSESSED VALUE | | 534,000 | |
| TOTAL EXEMPTION VALUE | | 0 | |
| BASE TAXABLE VALUE | | 534,000 | |
| TOTAL JUST VALUE | | 534,000 | |
| NCON VALUE | | 0 | |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | 556,000 | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-------|------------|
| B9805515 | REPAIR/RRF | 1,400 | 10/01/1998 |

| SALES DATA | | | | | | |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 2453/1985 | 4/19/2021 | WD | Q | I | 01 | 665,000 |
| GRANTOR: DAECH EDWARD JR & TAM | | | | | | |
| GRANTEE: MARATHON PROPERTIES | | | | | | |
| 2396/0298 | 9/25/2020 | WD | Q | I | 01 | 428,000 |
| GRANTOR: STEARNS FRANKLIN C & | | | | | | |
| GRANTEE: DAECH EDWARD JR & T | | | | | | |

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

| BUILDING DIMENSIONS | |
|---------------------|--|
| | |

| 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 |
| | | | | | | | | | | | | | | | | | | | | | | | | |