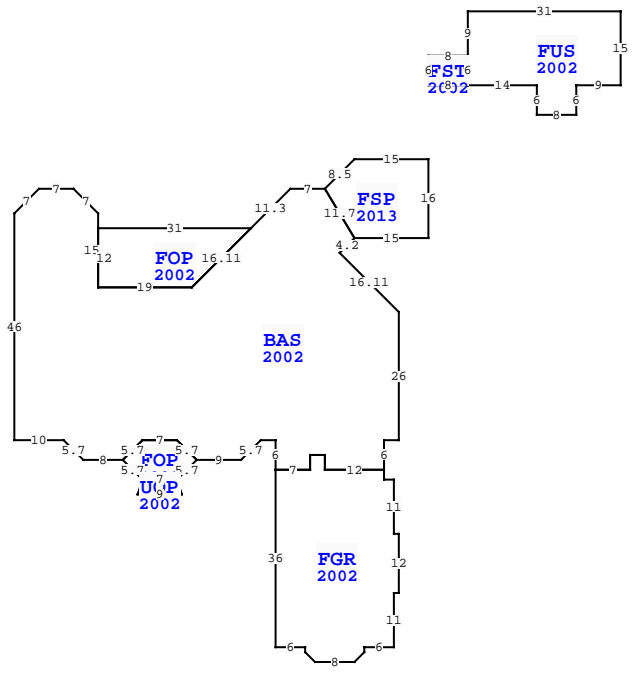


| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|------------------|--------------|
| ELEMENT | CD | | |
| Exterior Wall | 17 | CB STUCCO | 80 |
| Exterior Wall | 16 | WD FR STUC | 20 |
| Roof Structure | 08 | IRREGULAR | 100 |
| Roof Cover | 08 | CLAY TILE | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floor | 11 | CLAY TILE | 60 |
| Interior Floor | 14 | CARPET | 40 |
| 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 |
| Quality | 05 | Quality Level 05 | |
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 10 |
| NEIGHBORHOOD/LOC | 10007.00 | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA |
| BAS | 3,373 | 100 | 3,373 |
| FGR | 913 | 55 | 502 |
| FOP | 88 | 30 | 26 |
| FOP | 300 | 30 | 90 |
| FSP | 288 | 40 | 115 |
| FST | 48 | 55 | 26 |
| FUS | 513 | 100 | 513 |
| UOP | 24 | 20 | 5 |
| TOTALS | 5,547 | | 4,650 |
| | | | 898,064 |

| 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% | - 2003 | | | | | | | | |
| Heated Area: 3886 | | | | | | HX Base Yr 2003 | | | | | |



| NASSAU COUNTY PROPERTY | | PAGE 1 of 2 | |
|---------------------------|-----------|-------------|--|
| VALUATION SUMMARY | | | |
| VALUATION BY | STANDARD | | |
| Tax Group: 5 | Tax Dist: | | |
| BUILDING MARKET VALUE | 898,064 | | |
| TOTAL MARKET OB/XF VALUE | 108,136 | | |
| TOTAL LAND VALUE - MARKET | 2,240,000 | | |
| TOTAL MARKET VALUE | 3,246,200 | | |
| SOH/AGL Deduction | 1,371,169 | | |
| ASSESSED VALUE | 1,875,031 | | |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 | |
| BASE TAXABLE VALUE | 1,825,031 | | |
| TOTAL JUST VALUE | 3,246,200 | | |
| NCON VALUE | 0 | | |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | 2,889,707 | | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|---------|------------|
| R1313558 | REMODEL | 6,200 | 07/01/2013 |
| E1325771 | NEW CONSTR | 280 | 01/01/2013 |
| P1216202 | PLSKIT | 0 | 11/01/2012 |
| B1226313 | SUMKIT | 80,000 | 08/01/2012 |
| B0209207 | NEW CONSTR | 550,000 | 01/01/2002 |

| SALES DATA | | | | | | |
|-------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 2272/0567 | 4/22/2019 | WD | U | I | 11 | 100 |
| GRANTOR: SHIRLEY GAIL RIDDELL | | | | | | |
| GRANTEE: RIDDELL WILLIAM G J | | | | | | |
| 1440/0901 | 8/29/2006 | WD | U | I | 07 | 100 |
| GRANTOR: RIDDELL WILLIAM G JR | | | | | | |
| GRANTEE: RIDDELL SHIRLEY GAI | | | | | | |

| 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 | 0504 | FP-ELECTRI | 0 | 100 | 0 | 2.00 | UT | 2,000.00 | 2,000.00 | 100 | 2002 | 2002 | 3 | 86 | 3,440 | |
| 2 | 0825 | BRICK | 0 | 100 | 0 | 3,059.00 | SF | 12.50 | 12.50 | 100 | 2002 | 2002 | 3 | 95 | 36,326 | |
| 3 | 0857 | SANDSTONE/ | 0 | 100 | 0 | 833.00 | SF | 16.00 | 16.00 | 100 | 2012 | 2012 | 3 | 98 | 13,061 | |
| 4 | 0861 | POOL GUNIT | 0 | 100 | 0 | 368.00 | SF | 85.00 | 85.00 | 100 | 2002 | 2002 | 3 | 29 | 9,071 | |
| 5 | 0300 | BOAT DCK W | 0 | 100 | 0 | 2,922.00 | SF | 40.00 | 40.00 | 100 | 2002 | 2002 | 3 | 30 | 35,064 | |
| 6 | 0462 | ST/AL FNC | 0 | 100 | 0 | 1,212.00 | SF | 10.00 | 10.00 | 100 | 2002 | 2002 | 3 | 30 | 3,636 | |
| 7 | 0810 | CONCRETE A | 0 | 100 | 11 | 55.00 | SF | 6.50 | 6.50 | 100 | 2002 | 2002 | 3 | 82 | 293 | |
| 8 | 1126 | CB/STC 8" | 0 | 100 | 0 | 30.00 | SF | 8.00 | 8.00 | 100 | 2002 | 2002 | 3 | 82 | 197 | |
| 9 | 1242 | WD DECK A | 0 | 100 | 4 | 16.00 | SF | 10.00 | 10.00 | 100 | 2002 | 2002 | 3 | 20 | 32 | |
| 10 | 0322 | BOAT LFT L | 0 | 100 | 0 | 1.00 | UT | 1,500.00 | 1,500.00 | 100 | 2002 | 2002 | 3 | 20 | 300 | |

| 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 | DPHT FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
| 1 | 000132 | C | SFR RIVER | 100 | | PUD | 0.00 | 0.00 | 2.00 | LT | | 1.00 | 1.00 | 0.80 | 1,400,000.00 | 1,120,000.00 | 2,240,000 | | | | | | | |

