



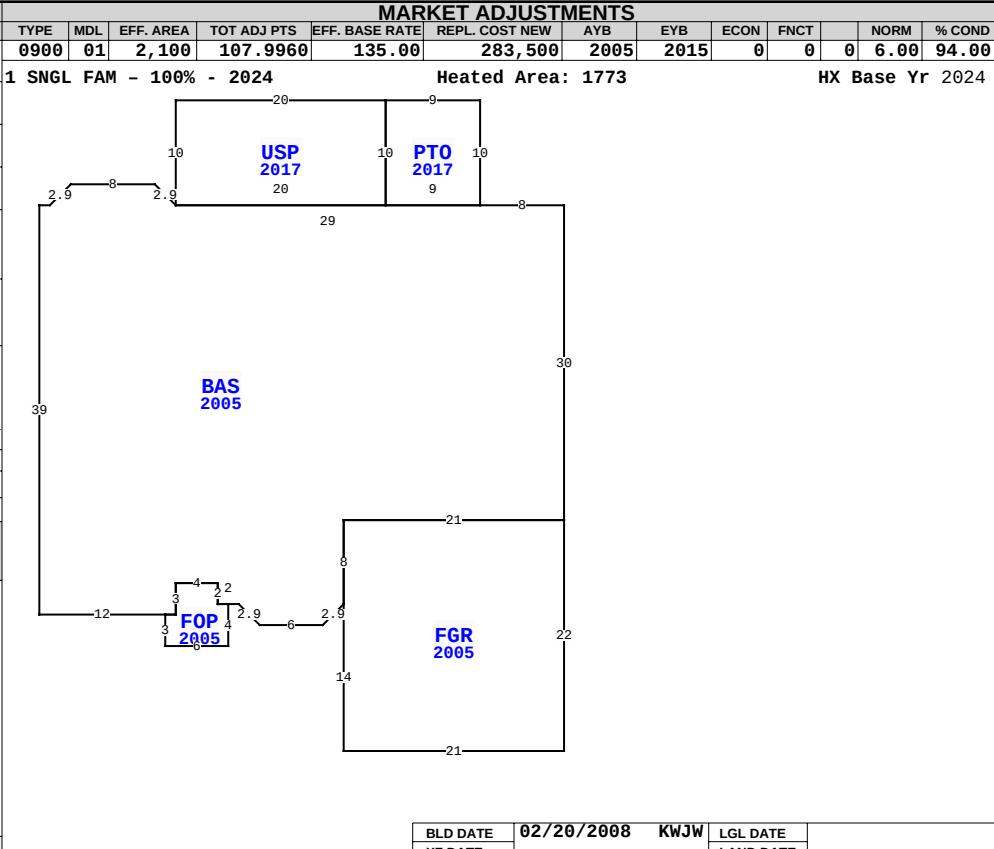
| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 20 | FACE BRICK 100 |
| Roof Structure           | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 13 | LVT/LAMMT 60   |
| Interior Floor           | 14 | CARPET 40      |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 2 100          |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 1. | 1. 100         |
| Units                    |    | 0 100          |
| Occupancy                | 00 | NONE 100       |

|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 03      | Quality Level 03 |
| DOR CODE         | 0100    | SINGLE FAMILY    |
| MAP NUM          |         | MKT AREA 08      |
| NEIGHBORHOOD/LOC | 8017.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,773            | 100         | 1,773        | 224,994              |
| FGR       | 462              | 55          | 254          | 32,233               |
| FOP       | 31               | 30          | 9            | 1,142                |
| PTO       | 90               | 5           | 4            | 508                  |
| USP       | 200              | 30          | 60           | 7,614                |
| TOTALS    | 2,556            |             | 2,100        | 266,490              |

| 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   | 0812       | CONCRETE C  | 0   | 100 | 0  | 0  | 2,042.00 | SF | 4.00  | 4.00           | 100       | 2005    | 2005        | 3 | 86     | 7,024           |       |
| 2   | 0940       | SHEDS/PORT  | 0   | 100 | 12 | 30 | 360.00   | SF | 30.00 | 30.00          | 100       | 2017    | 2017        | 3 | 78     | 8,424           |       |

| LAND DESCRIPTION |          |     | TOTAL OB/XF 15,448   |     |      |          |       |       |             |           |     |          |        |         |            |                |            |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|
| 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 |
| 1                | 000100   | C   | SFR                  | 100 | 0006 | OR       | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     | 1.00   | 1.00    | 60,000.00  | 60,000.00      | 60,000     |



|                                  |                          |           |
|----------------------------------|--------------------------|-----------|
| 44230 HUNTERS GREEN DR, CALLAHAN | BLD DATE 02/20/2008 KWJW | LGL DATE  |
|                                  | XF DATE                  | LAND DATE |
|                                  | INC DATE                 | AG DATE   |

| NASSAU COUNTY PROPERTY    |  | PAGE 1 of 1  | 6 |
|---------------------------|--|--------------|---|
| VALUATION SUMMARY         |  |              |   |
| VALUATION BY              |  | STANDARD     |   |
| Tax Group: 6              |  | Tax Dist:    |   |
| BUILDING MARKET VALUE     |  | 266,490      |   |
| TOTAL MARKET OB/XF VALUE  |  | 15,448       |   |
| TOTAL LAND VALUE - MARKET |  | 60,000       |   |
| TOTAL MARKET VALUE        |  | 341,938      |   |
| SOH/AGL Deduction         |  | 95,161       |   |
| ASSESSED VALUE            |  | 246,777      |   |
| TOTAL EXEMPTION VALUE     |  | HX HB 50,000 |   |
| BASE TAXABLE VALUE        |  | 196,777      |   |
| TOTAL JUST VALUE          |  | 341,938      |   |
| NCON VALUE                |  | 11,105       |   |
| INCOME VALUE              |  |              |   |
| PREVIOUS YEAR MKT VALUE   |  | 320,589      |   |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 21014567   | REPAIR/RRF  | 19,000  | 10/22/2021 |
| P09849     | OTHER       | 0       | 08/01/2005 |
| B15693     | NEW CONSTR  | 175,000 | 07/01/2005 |
| R7973      | REPAIR/RRF  | 2,500   | 07/01/2005 |

| SALES DATA                     |            |           |     |     |        |            |
|--------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 2648/290                       | 6/15/2023  | WD        | Q   | I   | 02     | 435,000    |
| GRANTOR: GOLDBERG NEIL & JO-AN |            |           |     |     |        |            |
| GRANTEE: MCCORMICK PAUL FRAN   |            |           |     |     |        |            |
| 2508/1124                      | 10/26/2021 | WD        | Q   | I   | 01     | 395,000    |
| GRANTOR: CROWDER THOMAS J & AM |            |           |     |     |        |            |
| GRANTEE: GOLDBERG NEIL & JO-   |            |           |     |     |        |            |

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

| BUILDING DIMENSIONS                                                                                                                                                                                                                |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| BAS=[YR=2005] W8 PTO=[YR=2017] N10 W9 USP=[YR=2017] W20 S10 E20 N10\$ S10 E9\$ W29 U2 L2 W8 D2 L2 W1 S39 E12 FOP=[YR=2005] S3 E6 N4 W1 N2 W4 S3 W1\$ E1 N3 E4 S2E2 R2 D2 E6 U2 R2 FGR=[YR=2005] S14 E21 N22 W21 S8\$ N8 E21 N30\$. |  |