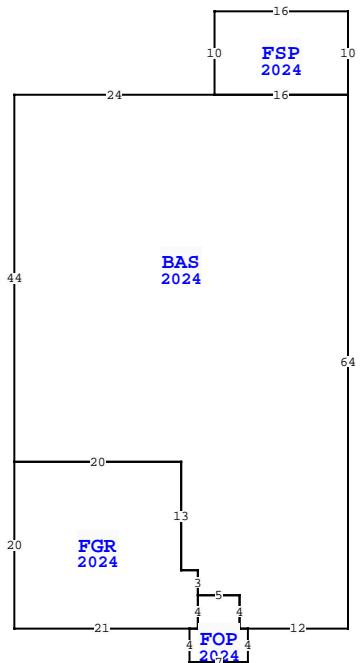


| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|------------------|--------------|
| ELEMENT | CD | | |
| Exterior Wall | 31 | HARDIE BRD | 100 |
| Roof Structur | 03 | GABLE/HIP | 100 |
| Roof Cover | 03 | COMP SHNGL | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floor | 11 | CLAY TILE | 50 |
| Interior Floor | 14 | CARPET | 50 |
| 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 |
| Quality | 03 | Quality Level 03 | |
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 05 |
| NEIGHBORHOOD/LOC | 5020.00 | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA |
| BAS | 2,126 | 100 | 2,126 |
| FGR | 414 | 55 | 228 |
| FOP | 48 | 30 | 14 |
| FSP | 160 | 40 | 64 |
| TOTALS | 2,748 | | 2,432 |
| | | | 256,989 |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--------------------|------------|-----------|-------------|----------------|-------------------|-----------------|-----|------|------|------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 1 | SINGLE FAM | - 100% | - 2024 | | | | | | | | |
| | | | | | Heated Area: 2126 | | | | | | |
| | | | | | | HX Base Yr 2024 | | | | | |



| NASSAU COUNTY PROPERTY | | PAGE 1 of 1 | 4 |
|---------------------------|-------|-------------|----------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | | STANDARD |
| Tax Group: 4 | | Tax Dist: | |
| BUILDING MARKET VALUE | | | 256,989 |
| TOTAL MARKET OB/XF VALUE | | | 6,140 |
| TOTAL LAND VALUE - MARKET | | | 65,000 |
| TOTAL MARKET VALUE | | | 328,129 |
| SOH/AGL Deduction | | | 112,813 |
| ASSESSED VALUE | | | 215,316 |
| TOTAL EXEMPTION VALUE | HX HB | | 50,000 |
| BASE TAXABLE VALUE | | | 165,316 |
| TOTAL JUST VALUE | | | 328,129 |
| NCON VALUE | | | 263,129 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 65,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|---------|------------|
| 22004280 | CO ISSUED | 0 | 04/12/2023 |
| 22004280 | NEW CONSTR | 346,278 | 03/17/2022 |

| SALES DATA | | | | | | |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2633/1114 | 4/25/2023 | SW | Q | I | 01 | 381,800 |
| GRANTOR: LENNAR HOMES LLC | | | | | | |
| GRANTEE: BARBOUR MICHAEL ET | | | | | | |
| 2541/0731 | 2/18/2022 | SW | Q | V | 05 | 3,603,900 |
| GRANTOR: THREE RIVERS DEVELOPE | | | | | | |
| GRANTEE: LENNAR HOMES LLC | | | | | | |

| 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 | 614.00 | SF | 10.00 | 10.00 | 100 | 2024 | 2023 | | 100 | 6,140 | |

| | | | |
|----------|--|-----------|--|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

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

| BUILDING DIMENSIONS | |
|---|--|
| BAS=[YR=2024;ORIG=70,0] W16 W24 S44 E20 S13 E2 S3 E5 S4 E1 E12 N64 \$ | |
| FGR=[YR=2024;ORIG=30,64] N20 E20 S13 E2 S3 S4 W1 W21 \$ | |
| FSP=[YR=2024;ORIG=70,0] W16 N10 E16 S10 \$ | |
| FOP=[YR=2024;ORIG=58,68] N4 W1 N4 W5 S4 W1 S4 E7 \$ | |

| 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 | 000135 | C | SFR CNSVTN | 100 | | PUD | 55.00 | 120.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 65,000.00 | 65,000.00 | 65,000 | | | | | | | |