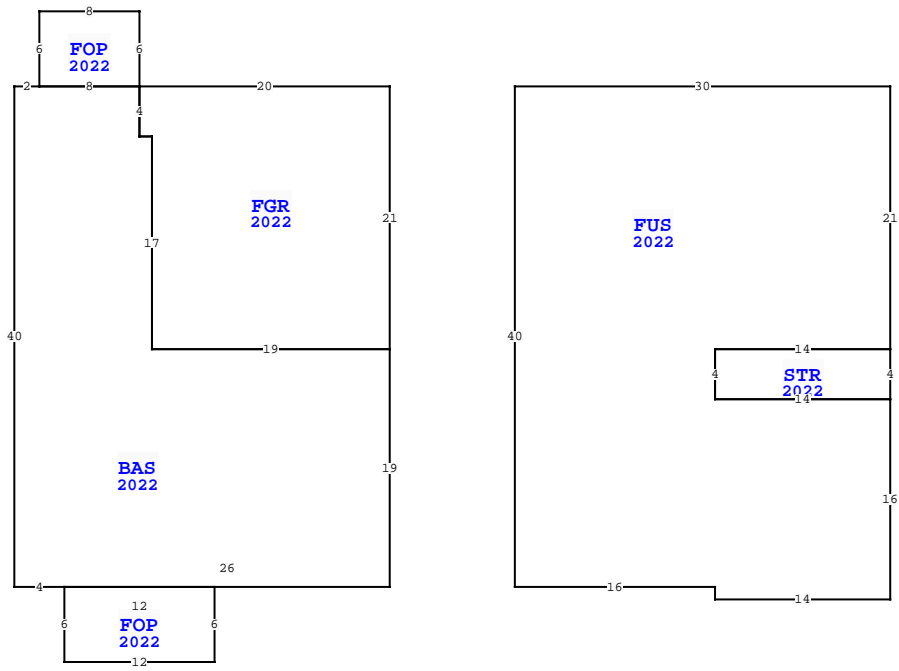


| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|---------------|--------------|
| ELEMENT | CD | | |
| Exterior Wall | 31 | HARDIE BRD | 100 |
| Roof Structur | 03 | GABLE/HIP | 100 |
| Roof Cover | 03 | COMP SHNGL | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floo | 11 | CLAY TILE | 50 |
| Interior Floo | 14 | CARPET | 50 |
| Air Condition | 03 | CENTRAL | 100 |
| Heating Type | 04 | AIR DUCTED | 100 |
| Bedrooms | | 4 | 100 |
| Bathrooms | | 2.5 | 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 | 05 |
| NEIGHBORHOOD/LOC | 5020.00 | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA |
| BAS | 797 | 100 | 797 |
| FGR | 403 | 55 | 222 |
| FOP | 48 | 30 | 14 |
| FOP | 72 | 30 | 22 |
| FUS | 1,158 | 100 | 1,158 |
| STR | 56 | 10 | 6 |
| TOTALS | 2,534 | | 2,219 |
| | | | 242,736 |

| 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% | - 2023 | | 242,736 | 2022 | 2022 | 0 | 0 | 0.00 | 100.00 |
| | | | | | Heated Area: 1955 | | | | | | |
| | | | | | HX Base Yr 2023 | | | | | | |



| NASSAU COUNTY PROPERTY | | PAGE 1 of 1 | 4 |
|---------------------------|-----------|-------------|----------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | | STANDARD |
| Tax Group: 4 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 242,736 |
| TOTAL MARKET OB/XF VALUE | | | 6,656 |
| TOTAL LAND VALUE - MARKET | | | 65,000 |
| TOTAL MARKET VALUE | | | 314,392 |
| SOH/AGL Deduction | | | 3,070 |
| ASSESSED VALUE | | | 311,322 |
| TOTAL EXEMPTION VALUE | HX HB VX | | 55,000 |
| BASE TAXABLE VALUE | | | 256,322 |
| TOTAL JUST VALUE | | | 314,392 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 302,254 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|---------|------------|
| C2208419 | CO ISSUED | 0 | 12/29/2022 |
| B2208419 | NEW CONSTR | 311,237 | 06/01/2022 |

| SALES DATA | | | | | | |
|--------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2614/0736 | 12/28/2022 | WD | Q | I | 01 | 345,000 |
| GRANTOR: DREAM FINDERS HOMES L | | | | | | |
| GRANTEE: FONTANA SCOTT MICHA | | | | | | |
| 2563/1043 | 5/11/2022 | SW | Q | V | 05 | 921,700 |
| GRANTOR: HDP TRIBUTARY LLC | | | | | | |
| GRANTEE: DREAM FINERS HOMES | | | | | | |

| 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 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | | 5.20 | 5.20 | 100 | 2022 | 2022 | 3 | 100 | 6,656 | |

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

| BUILDING DIMENSIONS | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|
| FGR=[YR=2022] W20 FOP=[YR=2022] N6 W8 S6 BAS=[YR=2022] W2 S40 E4 FOP=[YR=2022] S6 E12 N6 W12\$ E26 N19 W19 N17 W1 N4 W8\$ E8\$ S4 E1 S17 E19 N21\$ PTR= E10 FUS=[YR=2022] E30 S21 STR=[YR=2022] S4 W14 N4 E14\$ W14 S4 E14 S16 W14 N1 W16 N40\$ W10\$. | | | | | | | | | |

| 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 | 40.00 | 130.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 65,000.00 | 65,000.00 | 65,000 | | | | | | | |