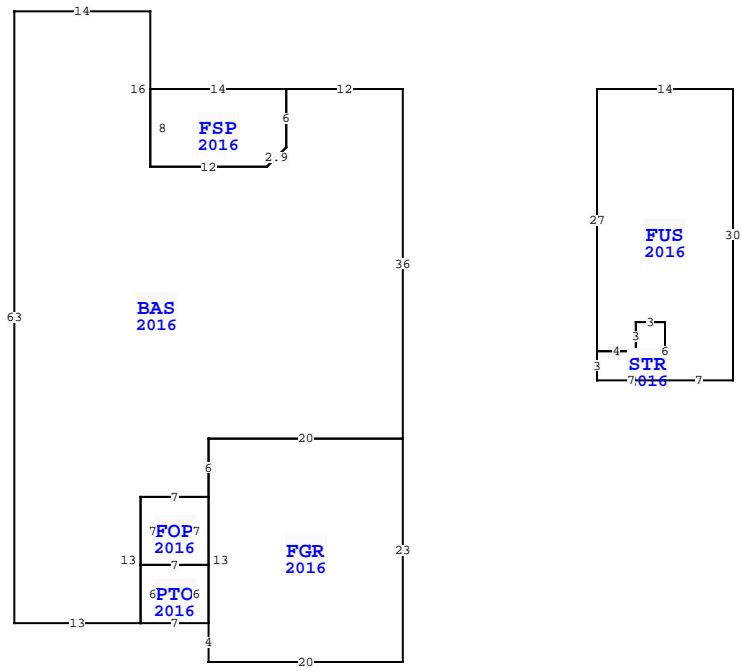


| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|---------------|--------------|
| ELEMENT | CD | | |
| Exterior Wall | 10 | ABOVE AVG | 100 |
| Roof Structur | 08 | IRREGULAR | 100 |
| Roof Cover | 03 | COMP SHNGL | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floo | 11 | CLAY TILE | 60 |
| Interior Floo | 14 | CARPET | 40 |
| Air Condition | 03 | CENTRAL | 100 |
| Heating Type | 04 | AIR DUCTED | 100 |
| Bedrooms | 4 | 100 | |
| Bathrooms | 3 | 100 | |
| Frame | 02 | WOOD FRAME | 100 |
| Stories | 2. | 100 | |
| Units | 0 | 100 | |
| Occupancy | 00 | NONE | 100 |
| Quality | 04 | Quality Level | 04 |
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 05 |
| NEIGHBORHOOD/LOC | 5013.00 | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA |
| BAS | 1,731 | 100 | 1,731 |
| FGR | 460 | 55 | 253 |
| FOP | 49 | 30 | 15 |
| FSP | 110 | 40 | 44 |
| FUS | 390 | 100 | 390 |
| PTO | 42 | 5 | 2 |
| STR | 30 | 10 | 3 |
| TOTALS | 2,812 | | 2,438 |
| | | | 276,949 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | |
|--------------------|------------|-----------|-------------|----------------|----------------|------------|-----|------|------|------|--------|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | |
| 1 | SINGLE FAM | - 0% | - 2023 | | | | | | | | | |
| Heated Area: 2121 | | | | | | HX Base Yr | | | | | | |



| NASSAU COUNTY PROPERTY | | | PAGE 1 of 1 | 4 |
|---------------------------|-----------|--|-------------|----------|
| VALUATION SUMMARY | | | | |
| VALUATION BY | | | | STANDARD |
| Tax Group: 4 | Tax Dist: | | | |
| BUILDING MARKET VALUE | | | | 276,949 |
| TOTAL MARKET OB/XF VALUE | | | | 4,337 |
| TOTAL LAND VALUE - MARKET | | | | 55,000 |
| TOTAL MARKET VALUE | | | | 336,286 |
| SOH/AGL Deduction | | | | 0 |
| ASSESSED VALUE | | | | 336,286 |
| TOTAL EXEMPTION VALUE | | | | 0 |
| BASE TAXABLE VALUE | | | | 336,286 |
| TOTAL JUST VALUE | | | | 336,286 |
| NCON VALUE | | | | 0 |
| INCOME VALUE | | | | |
| PREVIOUS YEAR MKT VALUE | | | | 323,829 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|---------|------------|
| B1531146 | CO ISSUED | 0 | 01/28/2016 |
| B1531146 | NEW CONSTR | 260,952 | 09/01/2015 |

| SALES DATA | | | | | | |
|-------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2576/1010 | 6/30/2022 | WD | Q | I | 01 | 430,000 |

GRANTOR: PATEL LIVING TRUST
GRANTEE: FKH SFR PROPCO K LP
2515/1649 11/02/2021 WD U I 11 100
GRANTOR: PATEL DINESH K & LILA
GRANTEE: PATEL LIVING TRUST

| 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 |
| 1 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | | 6.50 | 100 | 2016 | 2016 | 3 |
| | | | | | 695.00 | SF | | | | | | 96 |
| | | | | | | | | | | | | 4,337 |

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

| BUILDING DIMENSIONS | |
|---|--|
| BAS=[YR=2016] W12 FSP=[YR=2016] W14 S8 E12 U2 R2 N6\$ S6 D2 L2 W12 N16 W14 S63 E13 PTO=[YR=2016] E7 FGR=[YR=2016] S4 E20 N23 W20 S6 FOP=[YR=2016] W7 S7 E7 N7\$ S13\$ N6 W7 S6\$ N13 E7 N6 E20 N36\$ PTR= E20 FUS=[YR=2016] E14 S30 W7 STR=[YR=2016] W7 N3 E4 N3 E3 S6\$ N6 W3 S3 W4 N27\$ W20\$. | |

| 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 | 0 | | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 55,000.00 | 55,000.00 | 55,000 | | | | | | | | |