



| BUILDING CHARACTERISTICS |                  |                  |              |                      |
|--------------------------|------------------|------------------|--------------|----------------------|
| ELEMENT                  | CD               | CONSTRUCTION     |              |                      |
| Exterior Wall            | 31               | HARDIE BRD 100   |              |                      |
| Roof Structure           | 08               | IRREGULAR 100    |              |                      |
| Roof Cover               | 07               | CONC TILE 100    |              |                      |
| Interior Wall            | 05               | DRYWALL 100      |              |                      |
| Interior Floor           | 12               | HARDWOOD 90      |              |                      |
| Interior Floor           | 14               | CARPET 10        |              |                      |
| Air Condition            | 03               | CENTRAL 100      |              |                      |
| Heating Type             | 04               | AIR DUCTED 100   |              |                      |
| Bedrooms                 |                  | 4 100            |              |                      |
| Bathrooms                |                  | 3 100            |              |                      |
| 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         |              | 03                   |
| NEIGHBORHOOD/LOC         | 3049.00          |                  |              |                      |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE      | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS                      | 3,333            | 100              | 3,333        | 671,433              |
| FGR                      | 766              | 55               | 421          | 84,810               |
| FOP                      | 153              | 30               | 46           | 9,267                |
| FOP                      | 377              | 30               | 113          | 22,764               |
| TOTALS                   | 4,629            |                  | 3,913        | 788,274              |

| MARKET ADJUSTMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |     |           |             |                |                |                   |      |                 |      |      |        |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|-------------------|------|-----------------|------|------|--------|
| TYPE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB               | EYB  | ECON            | FNCT | NORM | % COND |
| 0500                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 11  | 3,913     | 134.3025    | 201.45         | 788,274        | 2023              | 2023 | 0               | 0    | 0.00 | 100.00 |
| 1 SFR CUST - 100% - 2024                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |     |           |             |                |                | Heated Area: 3333 |      | HX Base Yr 2024 |      |      |        |
| <p>The floor plan diagram shows a large rectangular area with several internal partitions. The areas are labeled as follows:</p> <ul style="list-style-type: none"><li><b>FOP 2023</b> (top left): A small rectangular area with dimensions 13, 35, 22, 7, 11, 6, 19, 7, 8.</li><li><b>BAS 2023</b> (center): A large rectangular area with dimensions 52, 52, 22, 10, 3, 6, 13, 3, 7, 3, 12, 6, 12, 6, 22, 30, 14, 8, 35.</li><li><b>FGR 2023</b> (bottom right): A rectangular area with dimensions 30, 14, 8, 35.</li></ul> |     |           |             |                |                |                   |      |                 |      |      |        |
| BLD DATE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |     |           |             |                |                | LGL DATE          |      |                 |      |      |        |
| XF DATE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |     |           |             |                |                | LAND DATE         |      |                 |      |      |        |

| NASSAU COUNTY PROPERTY    |  |           |  | PAGE 1 of 1 |  | 8 |
|---------------------------|--|-----------|--|-------------|--|---|
| VALUATION SUMMARY         |  |           |  |             |  |   |
| VALUATION BY              |  |           |  | STANDARD    |  |   |
| Tax Group: 8              |  | Tax Dist: |  |             |  |   |
| BUILDING MARKET VALUE     |  |           |  | 788,274     |  |   |
| TOTAL MARKET OB/XF VALUE  |  |           |  | 96,488      |  |   |
| TOTAL LAND VALUE - MARKET |  |           |  | 330,000     |  |   |
| TOTAL MARKET VALUE        |  |           |  | 1,214,762   |  |   |
| SOH/AGL Deduction         |  |           |  | 22,902      |  |   |
| ASSESSED VALUE            |  |           |  | 1,191,860   |  |   |
| TOTAL EXEMPTION VALUE     |  | HX HB VX  |  | 55,000      |  |   |
| BASE TAXABLE VALUE        |  |           |  | 1,136,860   |  |   |
| TOTAL JUST VALUE          |  |           |  | 1,214,762   |  |   |
| NCON VALUE                |  |           |  | 884,762     |  |   |
| INCOME VALUE              |  |           |  |             |  |   |
| PREVIOUS YEAR MKT VALUE   |  |           |  | 330,000     |  |   |
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| 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 | 0 | 1.00     | UT | 2,000.00 | 2,000.00       | 100       | 2024    | 2023        |   | 100    | 2,000           |       |
| 2   | 0600       | SUMMER KIT  | 0   | 100 | 0 | 0 | 1.00     | UT | 5,000.00 | 5,000.00       | 100       | 2024    | 2023        |   | 100    | 5,000           |       |
| 3   | 0861       | POOL GUNIT  | 0   | 100 | 0 | 0 | 441.00   | SF | 85.00    | 85.00          | 100       | 2024    | 2023        |   | 100    | 37,485          |       |
| 4   | 0911       | SCRN RM A   | 0   | 100 | 0 | 0 | 1,443.00 | SF | 17.50    | 17.50          | 100       | 2024    | 2023        |   | 100    | 25,253          |       |
| 5   | 0855       | CONC PAVER  | 0   | 100 | 0 | 0 | 1,002.00 | SF | 10.00    | 10.00          | 100       | 2024    | 2023        |   | 100    | 10,020          |       |
| 6   | 0871       | POOL HTR R  | 0   | 100 | 0 | 0 | 1.00     | UT | 2,000.00 | 2,000.00       | 100       | 2024    | 2023        |   | 100    | 2,000           |       |
| 7   | 0855       | CONC PAVER  | 0   | 100 | 0 | 0 | 1,473.00 | SF | 10.00    | 10.00          | 100       | 2024    | 2023        |   | 100    | 14,730          |       |
|     |            |             |     |     |   |   |          |    |          |                |           |         |             |   |        |                 |       |
|     |            |             |     |     |   |   |          |    |          |                |           |         |             |   |        |                 |       |
|     |            |             |     |     |   |   |          |    |          |                |           |         |             |   |        |                 |       |
|     |            |             |     |     |   |   |          |    |          |                |           |         |             |   |        |                 |       |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             | TOTAL OB/XF |     |          |        |         |            |                |            |                             |      | 96,488  |      |     |    |        |  |  |  |  |  |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-------------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|--|--|--|--|--|
| 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 |     | RSF-1    | 0.00  | 0.00  | 1.00        | LT          |     | 1.00     | 1.00   | 1.00    | 330,000.00 | 330,000.00     | 330,000    |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
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|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
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