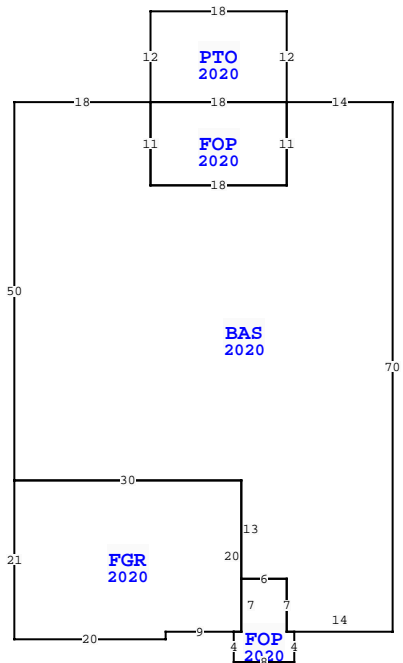


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	70
Interior Floo	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	04	Quality Level	04
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4077.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,660	100	2,660
FGR	620	55	341
FOP	74	30	22
FOP	198	30	59
PTO	216	5	11
TOTALS	3,768		3,093
			331,867

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%	- 0	108.38	335,219	2020	2020	0	0	1.00	99.00	Heated Area: 2660 HX Base Yr	



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			331,867
TOTAL MARKET OB/XF VALUE			13,245
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			420,112
SOH/AGL Deduction			0
ASSESSED VALUE			420,112
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			420,112
TOTAL JUST VALUE			420,112
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			405,197

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000142	NEW CONSTR	361,619	01/08/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2520/1551	12/10/2021	WD Q	Q	I	01	466,900
GRANTOR: MACBRIDE CAMERON ROSS						
GRANTEE: RML SFR PROPCO B LP						
2379/1642	7/17/2020	SW Q	Q	I	01	350,500
GRANTOR: LENNAR HOMES LLC						
GRANTEE: MACBRIDE CAMERON RO						

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	0	0	918.00	UT	10.00	10.00	100	2020	2020	3	99	9,088	
2	0462	ST/AL FNC	0	0	0	416.00	SF	10.00	10.00	100	2020	2020	3	93	3,869	
3	0463	FENCE GATE	0	0	0	1.00	UT	300.00	300.00	100	2020	2020	3	96	288	

BUILDING NOTES			
BLD DATE 03/06/2023 NW LGL DATE 06/13/2023 MLU			
XF DATE			
INC DATE			

BUILDING DIMENSIONS			
BAS=[YR=2020] W14 FOP=[YR=2020] S11 W18 N11 PTO=[YR=2020] N12 E18 S12 W18\$ E18\$ S11 W18 N11 W18 S50 FGR=[YR=2020] S21 E20 N1 E9 FOP=[YR=2020] S4 E8 N4 W1 N7 W6 S7 W1\$ E1 N20 W30\$ E30 S13 E6 S7 E14 N70 \$.			

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	75,000.00	75,000.00	75,000							