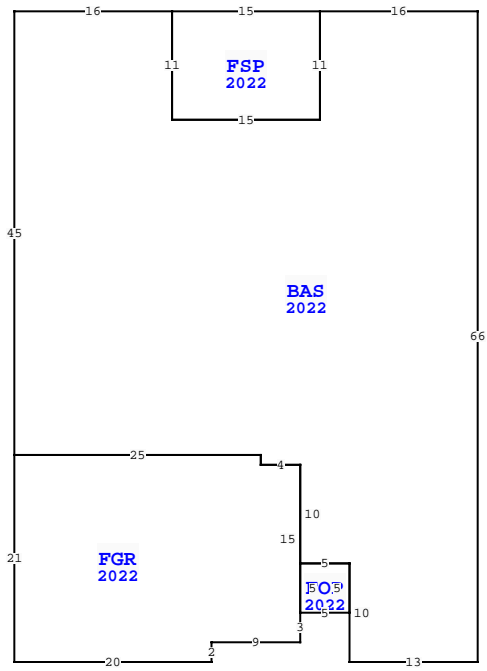


| BUILDING CHARACTERISTICS | | |
|--------------------------|----|----------------|
| ELEMENT | CD | CONSTRUCTION |
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 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 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | | |
|---|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|--|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | | |
| 0100 | 01 | 2,679 | 122.0688 | 115.97 | 310,684 | 2022 | 2022 | 0 | 0 | 0.00 | 100.00 | | |
| 1 SINGLE FAM - 100% - 2023 Heated Area: 2282 HX Base Yr | | | | | | | | | | | | | |



| | | | | |
|------------------|------------------|------------------|--------------|----------------------|
| 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 | SUBAREA MARKET VALUE |
| BAS | 2,282 | 100 | 2,282 | 264,644 |
| FGR | 587 | 55 | 323 | 37,458 |
| FOP | 25 | 30 | 8 | 928 |
| FSP | 165 | 40 | 66 | 7,654 |
| TOTALS | 3,059 | | 2,679 | 310,684 |

| NASSAU COUNTY PROPERTY | | | PAGE 1 of 1 | 4 |
|---------------------------|-----------|--|-------------|----------|
| VALUATION SUMMARY | | | | |
| VALUATION BY | | | | STANDARD |
| Tax Group: 4 | Tax Dist: | | | |
| BUILDING MARKET VALUE | | | | 310,684 |
| TOTAL MARKET OB/XF VALUE | | | | 10,930 |
| TOTAL LAND VALUE - MARKET | | | | 75,000 |
| TOTAL MARKET VALUE | | | | 396,614 |
| SOH/AGL Deduction | | | | 4,107 |
| ASSESSED VALUE | | | | 392,507 |
| TOTAL EXEMPTION VALUE | 13 | | | 392,507 |
| BASE TAXABLE VALUE | | | | 0 |
| TOTAL JUST VALUE | | | | 396,614 |
| NCON VALUE | | | | 0 |
| INCOME VALUE | | | | |
| PREVIOUS YEAR MKT VALUE | | | | 381,075 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|---------|------------|
| 22012383 | CO ISSUED | 0 | 08/12/2022 |
| 21015103 | NEW CONSTR | 376,981 | 11/03/2021 |

| SALES DATA | | | | | | |
|-------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2586/0146 | 8/23/2022 | SW Q | Q | I | 01 | 430,000 |
| GRANTOR: LENNAR HOMES LLC | | | | | | |
| GRANTEE: GRAHAM THARIEN TERR | | | | | | |
| 2546/0346 | 3/08/2022 | SW Q | Q | V | 05 | 308,000 |
| GRANTOR: AG ESSENTIAL HOUSING | | | | | | |
| 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 | 913.00 | SF | 10.00 | 10.00 | 100 | 2022 | 2022 | 3 | 100 | 9,130 | |
| 2 | 0855 | CONC PAVER | 0 | 100 | 12 | 180.00 | SF | 10.00 | 10.00 | 100 | 2022 | 2022 | 3 | 100 | 1,800 | |

| | | | | | |
|----------|------------|----|-----------|------------|-----|
| BLD DATE | 03/06/2023 | NW | LGL DATE | 06/13/2023 | MLU |
| XF DATE | | | LAND DATE | | |
| INC DATE | | | AG DATE | | |

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

| BUILDING DIMENSIONS | |
|--|--|
| BAS=[YR=2022] W16 FSP=[YR=2022] W15 S11 E15 N11\$ S11 W15 N11 W16 S45 FGR=[YR=2022] S21 E20 N2 E9 N3 FOP=[YR=2022] E5N5W5S5\$ N15 W4 N1 W25\$ E25 S1 E4 S10 E5 S10E13 N66\$. | |

| 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 | DPHT 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 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 75,000.00 | 75,000.00 | 75,000 | | | | | | | | | | |