



| BUILDING CHARACTERISTICS |                     |             |              |                      |
|--------------------------|---------------------|-------------|--------------|----------------------|
| ELEMENT                  | CD CONSTRUCTION     |             |              |                      |
| Exterior Wall            | 20 FACE BRICK 100   |             |              |                      |
| Roof Structur            | 03 GABLE/HIP 100    |             |              |                      |
| Roof Cover               | 03 COMP SHNGL 100   |             |              |                      |
| Interior Wall            | 05 DRYWALL 100      |             |              |                      |
| Interior Floor           | 13 LVT/LAMMT 70     |             |              |                      |
| Interior Floor           | 11 CLAY TILE 30     |             |              |                      |
| Air Condition            | 03 CENTRAL 100      |             |              |                      |
| Heating Type             | 04 AIR DUCTED 100   |             |              |                      |
| Bedrooms                 | 4 100               |             |              |                      |
| Bathrooms                | 2 100               |             |              |                      |
| Frame                    | 02 WOOD FRAME 100   |             |              |                      |
| Stories                  | 1. 1. 100           |             |              |                      |
| Units                    | 0 100               |             |              |                      |
| Occupancy                | 00 NONE 100         |             |              |                      |
| Quality                  | 05 Quality Level 05 |             |              |                      |
| DOR CODE                 | 0100 SINGLE FAMILY  |             |              |                      |
| MAP NUM                  | MKT AREA 08         |             |              |                      |
| NEIGHBORHOOD/LOC         | 8018.00             |             |              |                      |
| AREA TYPE                | TOTAL GROSS AREA    | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS                      | 2,257               | 100         | 2,257        | 286,901              |
| FGR                      | 441                 | 55          | 243          | 30,889               |
| FOP                      | 22                  | 30          | 7            | 890                  |
| FSP                      | 220                 | 40          | 88           | 11,186               |
| TOTALS                   | 2,940               |             | 2,595        | 329,866              |

| MARKET ADJUSTMENTS   |     |           |             |                |                |      |      |      |      |      |        |       |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|-------|
| TYPE   | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |       |
| 0900   | 01  | 2,595     | 118.5888    | 148.24         | 384,683        | 2004 | 2004 | 0    | 0    | 0    | 14.25  | 85.75 |
| 1 SNGL FAM - 100% - 2021 Heated Area: 2257 HX Base Yr 2021 |     |           |             |                |                |      |      |      |      |      |        |       |

| 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              | 0500       | FP-PRE FAB  | 0       | 100 | 0  | 1.00     | UT | 3,500.00 | 3,500.00       | 100       | 2004    | 2004        | 3      | 88     | 3,080           |       |
| 2              | 0812       | CONCRETE C  | 0       | 100 | 0  | 2,370.00 | SF | 4.00     | 4.00           | 100       | 2004    | 2004        | 3      | 84     | 7,963           |       |
| 3              | 0861       | POOL GUNIT  | 0       | 100 | 30 | 420.00   | SF | 85.00    | 85.00          | 100       | 2006    | 2006        | 3      | 44     | 15,708          |       |
| 4              | 0845       | KOOL DECK   | 0       | 100 | 0  | 416.00   | SF | 7.25     | 7.25           | 100       | 2006    | 2006        | 3      | 87     | 2,624           |       |
| 5              | 0476       | VF 6 SBPL   | 0       | 100 | 0  | 286.00   | LF | 32.00    | 32.00          | 100       | 2016    | 2016        | 3      | 90     | 8,237           |       |
| 6              | 0470       | VNYL GATE   | 0       | 100 | 0  | 1.00     | UT | 300.00   | 300.00         | 100       | 2016    | 2016        | 3      | 90     | 270             |       |
| 7              | 0855       | CONC PAVER  | 0       | 100 | 0  | 532.00   | SF | 10.00    | 10.00          | 100       | 2019    | 2019        | 3      | 98     | 5,214           |       |
| 8              | 0462       | ST/AL FNC   | 0       | 100 | 0  | 420.00   | SF | 10.00    | 10.00          | 100       | 2019    | 2019        | 3      | 90     | 3,780           |       |
| TOTAL OB/XF    |            |             |         |     |    |          |    |          |                |           |         |             | 46,876 |        |                 |       |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |       |             |           |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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 | 0006 | OR       | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     | 1.00   | 1.00    | 60,000.00  | 60,000.00      | 60,000     |                             |      |         |      |     |    |        |

| NASSAU COUNTY PROPERTY    |  |              |             |
|---------------------------|--|--------------|-------------|
| VALUATION SUMMARY         |  |              | PAGE 1 of 1 |
| VALUATION BY              |  | STANDARD     |             |
| Tax Group: 6              |  | Tax Dist:    |             |
| BUILDING MARKET VALUE     |  | 329,866      |             |
| TOTAL MARKET OB/XF VALUE  |  | 46,876       |             |
| TOTAL LAND VALUE - MARKET |  | 60,000       |             |
| TOTAL MARKET VALUE        |  | 436,742      |             |
| SOH/AGL Deduction         |  | 143,489      |             |
| ASSESSED VALUE            |  | 293,253      |             |
| TOTAL EXEMPTION VALUE     |  | HX HB 50,000 |             |
| BASE TAXABLE VALUE        |  | 243,253      |             |
| TOTAL JUST VALUE          |  | 436,742      |             |
| NCON VALUE                |  | 0            |             |
| INCOME VALUE              |  |              |             |
| PREVIOUS YEAR MKT VALUE   |  | 396,290      |             |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| B0617189   | SCRN RM     | 8,900   | 12/01/2006 |
| B16265     | SWIM POOL   | 27,500  | 04/01/2005 |
| B11830     | NEW CONSTR  | 161,392 | 10/01/2003 |
| W105       | XFOB        | 0       | 06/01/2003 |

| SALES DATA                     |           |           |       |       |        |            |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2383/1255                      | 8/11/2020 | WD Q      | Q     | I     | 01     | 371,100    |
| GRANTOR: BENNETT JUDSON B & JU |           |           |       |       |        |            |
| GRANTEE: SNOW GORDON III & A   |           |           |       |       |        |            |
| 1817/0830                      | 9/26/2012 | WD Q      | Q     | I     | 02     | 185,000    |
| GRANTOR: FEDERAL NATIONAL MORT |           |           |       |       |        |            |
| GRANTEE: BENNETT JUDSON B &    |           |           |       |       |        |            |

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

| BUILDING DIMENSIONS  |
|--|
| BAS=[YR=2004] W22 FSP=[YR=2004] N10 W22 S10 E22\$ W39 S46 E13 N4 E8 FOP=[YR=2004] S2 E11 N2 W11\$ E19 FGR=[YR=2004] S4 E21 N21 W21 S17\$ N17 E21 N25\$ . |