



| BUILDING CHARACTERISTICS |        |                |
|--------------------------|--------|----------------|
| ELEMENT                  | CD     | CONSTRUCTION   |
| Exterior Wall            | 12     | CEDAR 90       |
| Exterior Wall            | 20     | FACE BRICK 10  |
| Roof Structure           | 03     | GABLE/HIP 100  |
| Roof Cover               | 03     | COMP SHNGL 100 |
| Interior Wall            | 05     | DRYWALL 100    |
| Interior Floor           | 13     | LVT/LAMNT 100  |
| Air Condition            | 03     | CENTRAL 100    |
| Heating Type             | 04     | AIR DUCTED 100 |
| Bedrooms                 | 3 100  |                |
| Bathrooms                | 2 100  |                |
| Frame                    | 02     | WOOD FRAME 100 |
| Stories                  | 1. 100 |                |
| Units                    | 0 100  |                |
| Occupancy                | 00     | NONE 100       |

|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 03      | Quality Level 03 |
| DOR CODE         | 0100    | SINGLE FAMILY    |
| MAP NUM          |         | MKT AREA 04      |
| NEIGHBORHOOD/LOC | 4011.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,741            | 100         | 1,741        | 227,565              |
| FCP       | 130              | 25          | 32           | 4,183                |
| FCP       | 130              | 25          | 32           | 4,183                |
| FDG       | 540              | 60          | 324          | 42,350               |
| FGR       | 575              | 55          | 316          | 41,304               |
| FOP       | 311              | 30          | 93           | 12,156               |
| PTO       | 341              | 5           | 17           | 2,222                |
| TOTALS    | 3,768            |             | 2,555        | 333,963              |

| EXTRA FEATURES |            |             |     |     |    |    |          |    |          |                |       |
|----------------|------------|-------------|-----|-----|----|----|----------|----|----------|----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS    | UT | Adj R    | ADJ UNIT PRICE | NOTES |
| 1              | 0500       | FP-PRE FAB  | 0   | 0   | 0  | 0  | 1.00     | UT | 3,500.00 | 3,500.00       |       |
| 2              | 0810       | CONCRETE A  | 0   | 0   | 34 | 17 | 578.00   | SF | 6.50     | 6.50           |       |
| 3              | 0811       | CONCRETE B  | 0   | 0   | 0  | 0  | 1,800.00 | SF | 5.20     | 5.20           |       |
| 4              | 0810       | CONCRETE A  | 0   | 0   | 96 | 3  | 288.00   | SF | 6.50     | 6.50           |       |
| 5              | 0350       | CARPORT WD  | 0   | 0   | 40 | 20 | 800.00   | SF | 13.00    | 13.00          |       |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |       |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | NOTES |
| 1                | 000133   | C   | SFR LAKE             | 0   |     | PUD      | 0.00  | 0.00  | 1.00        | LT        |       |

| MARKET ADJUSTMENTS     |     |           |             |                |                |                   |      |                |      |      |            |
|------------------------|-----|-----------|-------------|----------------|----------------|-------------------|------|----------------|------|------|------------|
| TYPE                   | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB               | EYB  | ECON           | FNCT | NORM | % COND     |
| 0900                   | 01  | 2,555     | 109.1520    | 136.44         | 348,604        | 1990              | 2015 | 0              | 0    | 0    | 4.20 95.80 |
| 1 SNGL FAM - 0% - 2023 |     |           |             |                |                | Heated Area: 1741 |      | HX Base Yr     |      |      |            |
|                        |     |           |             |                |                |                   |      |                |      |      |            |
| BLD DATE               |     |           |             |                |                | LGL DATE          |      | 05/18/2023 MLU |      |      |            |

| NASSAU COUNTY PROPERTY    |  |  |  |  |  |  |  |  |  |             |  |
|---------------------------|--|--|--|--|--|--|--|--|--|-------------|--|
| VALUATION SUMMARY         |  |  |  |  |  |  |  |  |  | PAGE 1 of 1 |  |
| VALUATION BY              |  |  |  |  |  |  |  |  |  | STANDARD    |  |
| Tax Group: 4              |  |  |  |  |  |  |  |  |  | Tax Dist:   |  |
| BUILDING MARKET VALUE     |  |  |  |  |  |  |  |  |  | 333,963     |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  |  |  |  |  |  | 15,198      |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  |  |  |  |  |  | 75,000      |  |
| TOTAL MARKET VALUE        |  |  |  |  |  |  |  |  |  | 424,161     |  |
| SOH/AGL Deduction         |  |  |  |  |  |  |  |  |  | 0           |  |
| ASSESSED VALUE            |  |  |  |  |  |  |  |  |  | 424,161     |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  |  |  |  |  |  | 0           |  |
| BASE TAXABLE VALUE        |  |  |  |  |  |  |  |  |  | 424,161     |  |
| TOTAL JUST VALUE          |  |  |  |  |  |  |  |  |  | 424,161     |  |
| NCON VALUE                |  |  |  |  |  |  |  |  |  | 0           |  |
| INCOME VALUE              |  |  |  |  |  |  |  |  |  | 0           |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  |  |  |  |  |  | 409,779     |  |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| 22001353   | ROOF        | 16,000 | 02/02/2022 |
| 6542       | NEW CONSTR  | 4,769  | 03/08/1990 |
| 6298       | NEW CONSTR  | 76,278 | 02/16/1990 |

| SALES DATA                    |           |              |        |        |           |               |  |
|-------------------------------|-----------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number          | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 2536/0946                     | 2/04/2022 | WD           | Q      | I      | 01        | 549,000       |  |
| GRANTOR: BABOWICZ ANTHONY P & |           |              |        |        |           |               |  |
| GRANTEE: JODIE MCWHORTER GST  |           |              |        |        |           |               |  |
| 2467/1504                     | 6/01/2021 | WD           | Q      | I      | 02        | 382,700       |  |
| GRANTOR: WILSON MARGARET KAY  |           |              |        |        |           |               |  |
| GRANTEE: BABOWICZ ANTHONY P   |           |              |        |        |           |               |  |

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

| BUILDING DIMENSIONS                                                                                                                                                                                                                                                                                                |  |  |  |  |  |  |  |  |  |  |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1993] W20 PTO=[YR=1993] N11 W31 S11 E31 \$ W31 N8 W17 S22 FGR=[YR=1993] S25 E23 N25 W23 \$ E23 S17 E1 S3 E8 N3 E1 FOP=[YR=1993] S5 E35 N9 W34 S4 W1 \$ E1 N4 E34 N27 \$ PTR= E15 FCP=[YR=1993] E10 FDG=[YR=1993] E20 FCP=[YR=1993] E10 S13 W10 N13 \$ S13 E10 S7 W40 N7 E10 N13 \$ S13 W10 N13 \$ W15 \$ . |  |  |  |  |  |  |  |  |  |  |  |