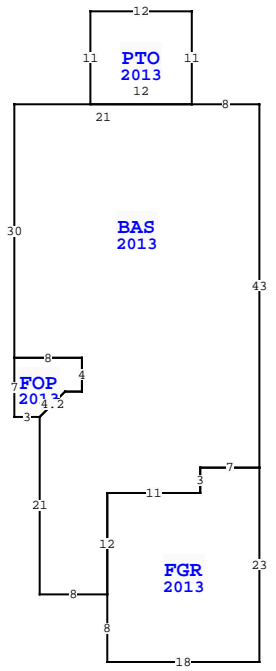


| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|------------------|--------------|
| ELEMENT | CD | | |
| Exterior Wall | 16 | WD FR STUC | 100 |
| Roof Structur | 03 | GABLE/HIP | 100 |
| Roof Cover | 03 | COMP SHNGL | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floo | 14 | CARPET | 60 |
| Interior Floo | 11 | CLAY TILE | 40 |
| Air Condition | 03 | CENTRAL | 100 |
| Heating Type | 04 | AIR DUCTED | 100 |
| Bedrooms | | 3 | 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 | 04 |
| NEIGHBORHOOD/LOC | 4038.00 | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA |
| BAS | 1,337 | 100 | 1,337 |
| FGR | 381 | 55 | 210 |
| FOP | 46 | 30 | 14 |
| PTO | 132 | 5 | 7 |
| TOTALS | 1,896 | | 1,568 |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|----------------------------|-----|-----------|-------------------|----------------|----------------|-----------------|------|------|------|------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 0100 | 01 | 1,568 | 131.4984 | 124.92 | 195,875 | 2013 | 2013 | 0 | 0 | 5.00 | 95.00 |
| 1 SINGLE FAM - 100% - 2015 | | | Heated Area: 1337 | | | HX Base Yr 2015 | | | | | |



| NASSAU COUNTY PROPERTY | | PAGE 1 of 1 | 4 |
|---------------------------|--|-------------|---|
| VALUATION SUMMARY | | | |
| VALUATION BY | | STANDARD | |
| Tax Group: 4 | | Tax Dist: | |
| BUILDING MARKET VALUE | | 186,081 | |
| TOTAL MARKET OB/XF VALUE | | 3,627 | |
| TOTAL LAND VALUE - MARKET | | 55,000 | |
| TOTAL MARKET VALUE | | 244,708 | |
| SOH/AGL Deduction | | 100,677 | |
| ASSESSED VALUE | | 144,031 | |
| TOTAL EXEMPTION VALUE | | 50,000 | |
| BASE TAXABLE VALUE | | 94,031 | |
| TOTAL JUST VALUE | | 244,708 | |
| NCON VALUE | | 0 | |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | 236,381 | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|---------|------------|
| B1327423 | CO ISSUED | 0 | 01/21/2014 |
| B1327423 | NEW CONSTR | 162,414 | 07/01/2013 |

| SALES DATA | | | | | | |
|-------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1899/0385 | 1/22/2014 | WD | Q | I | 01 | 132,400 |

GRANTOR: SOUTHERN LIFESTYLE HO
GRANTEE: MANGANARO MARIO P I
1864/1243 6/20/2013 SW U V 30 15,500
GRANTOR: BWC LAND LLC
GRANTEE: SOUTHERN LIFESTYLE

| BLD DATE | | LGL DATE | |
|----------|----------|-----------|---------|
| XF DATE | INC DATE | LAND DATE | AG DATE |
| | | | |

| 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 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | | | 5.20 | 100 | 2013 | 2013 | 3 | 94 | 3,627 | |

| BUILDING NOTES | |
|---|--|
| BAS=[YR=2013] W8 PTO=[YR=2013] N11 W12 S11 E12 \$ W21 S30 FOP=[YR=2013] S7 E3 U3 R3 E2 N4 W8 \$ E8 S4 W2 D3 L3 S21 E8 FGR=[YR=2013] S8 E18 N23 W7 S3 W11 S12 \$ N12 E11 N3 E7 N43 \$. | |

| 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 | 100 | | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 55,000.00 | 55,000.00 | 55,000 | | | | | | | |