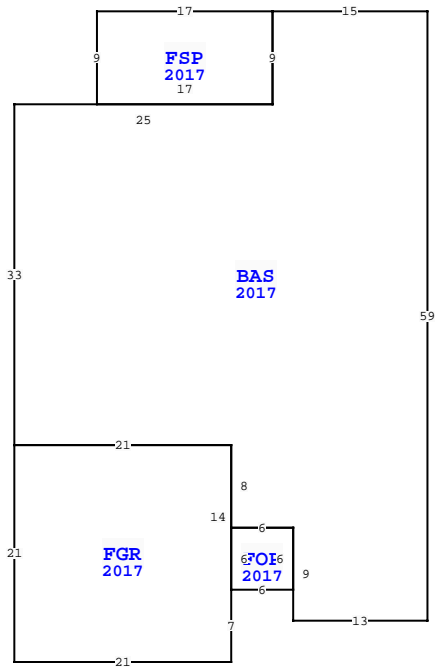


| BUILDING CHARACTERISTICS |                  | CONSTRUCTION     |                      |
|--------------------------|------------------|------------------|----------------------|
| ELEMENT                  | CD               |                  |                      |
| Exterior Wall            | 31               | HARDIE BRD 70    |                      |
| Exterior Wall            | 16               | WD FR STUC 30    |                      |
| Roof Structure           | 03               | GABLE/HIP 100    |                      |
| Roof Cover               | 03               | COMP SHNGL 100   |                      |
| Interior Wall            | 05               | DRYWALL 100      |                      |
| Interior Floor           | 11               | CLAY TILE 50     |                      |
| Interior Floor           | 14               | CARPET 50        |                      |
| 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                  | 06               | Quality Level 06 |                      |
| DOR CODE                 | 0100             | SINGLE FAMILY    |                      |
| MAP NUM                  |                  | MKT AREA         | 04                   |
| NEIGHBORHOOD/LOC         | 4035.00          |                  |                      |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE      | SUBAREA MARKET VALUE |
| BAS                      | 1,724            | 100              | 207,540              |
| FGR                      | 441              | 55               | 29,253               |
| FOP                      | 36               | 30               | 1,324                |
| FSP                      | 153              | 40               | 7,343                |
| TOTALS                   | 2,354            | 2,039            | 245,461              |

| MARKET ADJUSTMENTS   |     |           |             |                |                |      |      |      |      |      |        |  |  |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|--|--|
| TYPE   | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |  |  |
| 0100   | 01  | 2,039     | 130.1685    | 123.66         | 252,143        | 2017 | 2017 | 0    | 0    | 2.65 | 97.35  |  |  |
| 1 SINGLE FAM - 100% - 2019 Heated Area: 1724 HX Base Yr 2019 |     |           |             |                |                |      |      |      |      |      |        |  |  |



| NASSAU COUNTY PROPERTY    |           |          |             |
|---------------------------|-----------|----------|-------------|
| VALUATION SUMMARY         |           |          | PAGE 1 of 1 |
| VALUATION BY              |           | STANDARD |             |
| Tax Group: 4              | Tax Dist: |          |             |
| BUILDING MARKET VALUE     |           |          | 245,461     |
| TOTAL MARKET OB/XF VALUE  |           |          | 3,274       |
| TOTAL LAND VALUE - MARKET |           |          | 75,000      |
| TOTAL MARKET VALUE        |           |          | 323,735     |
| SOH/AGL Deduction         |           |          | 109,072     |
| ASSESSED VALUE            |           |          | 214,663     |
| TOTAL EXEMPTION VALUE     | HX HB     | 50,000   |             |
| BASE TAXABLE VALUE        |           |          | 164,663     |
| TOTAL JUST VALUE          |           |          | 323,735     |
| NCON VALUE                |           |          | 0           |
| INCOME VALUE              |           |          |             |
| PREVIOUS YEAR MKT VALUE   |           |          | 310,942     |

| PERMIT NUM | DESCRIPTION  | AMT     | ISSUED     |
|------------|--------------|---------|------------|
| B2108066   | SOLAR PANELS | 37,800  | 08/01/2021 |
| C1707113   | CO ISSUED    | 0       | 11/08/2017 |
| B1707113   | NEW CONSTR   | 220,383 | 08/08/2017 |

| SALES DATA        |           |           |     |     |        |            |
|-------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 2178/0429         | 2/09/2018 | WD Q      | Q   | I   | 02     | 219,600    |

GRANTOR: SEDA CONSTRUCTION COM  
GRANTEE: LEE PATRICK M & GER

| BLD DATE |          | LGL DATE   |         |
|----------|----------|------------|---------|
| XF DATE  | INC DATE | LAND DATE  | AG DATE |
|          |          | 05/17/2023 | MLU     |

| BUILDING NOTES  |  |
|---|--|
| BAS=[YR=2017;ORIG=0,0] W15 S9 W25 S33 E21 S8 E6 S9 E13 N59 \$ |  |
| FGR=[YR=2017;ORIG=-40,42] S21 E21 N7 N14 W21 \$               |  |
| FSP=[YR=2017;ORIG=-15,0] W17 S9 E17 N9 \$                     |  |
| FOP=[YR=2017;ORIG=-19,56] E6 N6 W6 S6 \$                      |  |

| 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 | 589.00 | SF | 5.20  | 5.20           | 100       | 2017    | 2017        | 3 | 97     | 2,971           |       |
| 2              | 0810       | CONCRETE A  | 0 100   | 0 0 | 48.00  | SF | 6.50  | 6.50           | 100       | 2017    | 2017        | 3 | 97     | 303             |       |

| 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        | 75,000.00  | 75,000.00      | 75,000     |                             |      |         |      |     |    |        |