



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 19 | COMMON BRK 80  |
| Exterior Wall            | 05 | AVERAGE 20     |
| Roof Structure           | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 04 | PLYWOOD 100    |
| Interior Floor           | 14 | CARPET 80      |
| Interior Floor           | 10 | TERRAZZO 20    |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 | 3  | 100            |
| Bathrooms                | 3  | 100            |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 1. | 1. 100         |
| Units                    | 0  | 100            |
| BUD8 Adjustme            | 04 | DIST 01 100    |
| Occupancy                | 00 | NONE 100       |

|          |      |                  |
|----------|------|------------------|
| Quality  | 05   | Quality Level 05 |
| DOR CODE | 0100 | SINGLE FAMILY    |

|         |  |          |    |
|---------|--|----------|----|
| MAP NUM |  | MKT AREA | 04 |
|---------|--|----------|----|

|                  |         |
|------------------|---------|
| NEIGHBORHOOD/LOC | 4031.00 |
|------------------|---------|

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 2,634            | 100         | 2,634        | 215,634              |
| FCP       | 392              | 25          | 98           | 8,023                |
| FGR       | 644              | 55          | 354          | 28,981               |
| FOP       | 36               | 30          | 11           | 901                  |
| UST       | 392              | 45          | 176          | 14,408               |

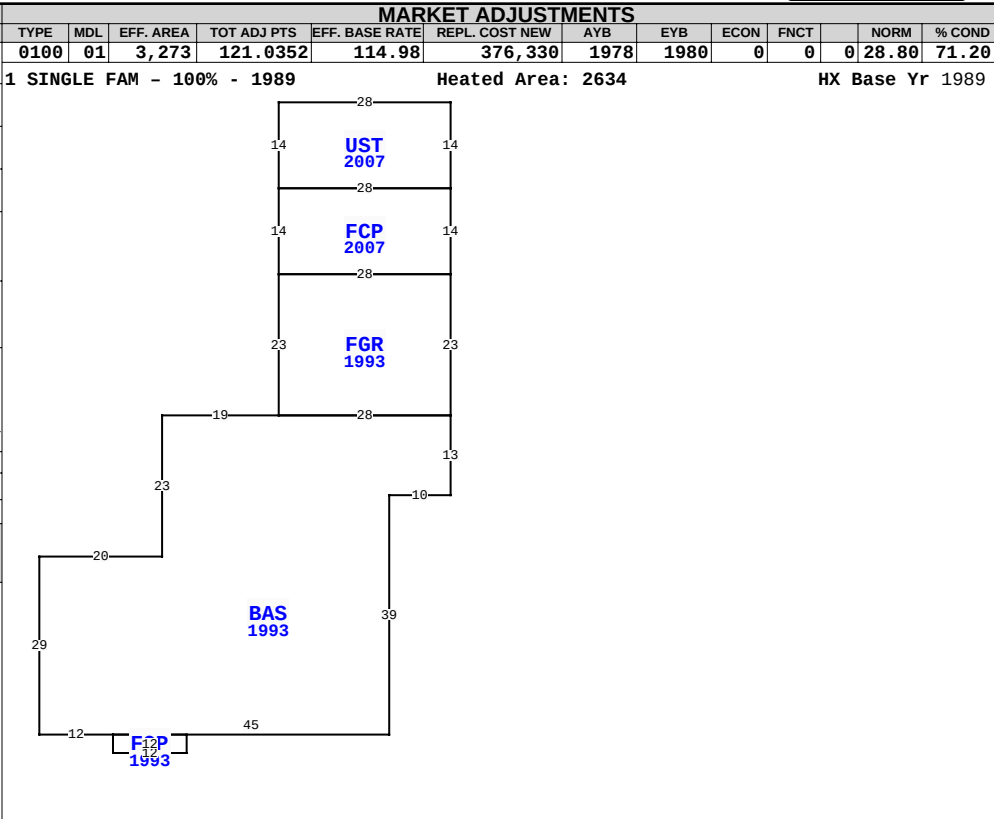
|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 4,098 |  | 3,273 | 267,947 |
|--------|-------|--|-------|---------|

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   | 0812       | CONCRETE C  | 0   | 100 | 175 | 14 | 2,450.00 | SF | 4.00     | 4.00           | 100       | 1985    | 1985        | 3 | 47     | 4,606           |       |
| 2   | 0500       | FP-PRE FAB  | 0   | 100 | 0   | 0  | 1.00     | UT | 3,500.00 | 3,500.00       | 100       | 1985    | 1985        | 3 | 58     | 2,030           |       |
| 3   | 0810       | CONCRETE A  | 0   | 100 | 3   | 12 | 36.00    | SF | 6.50     | 6.50           | 100       | 1980    | 1980        | 3 | 32.5   | 76              |       |
| 4   | 0811       | CONCRETE B  | 0   | 100 | 0   | 0  | 954.00   | SF | 5.20     | 5.20           | 100       | 1980    | 1980        | 3 | 32.5   | 1,612           |       |
| 5   | 0500       | FP-PRE FAB  | 0   | 100 | 0   | 0  | 1.00     | UT | 2,345.00 | 2,345.00       | 100       | 1987    | 1987        | 3 | 62     | 1,454           |       |
| 6   | 0866       | POOL FIBER  | 0   | 100 | 18  | 38 | 684.00   | SF | 72.00    | 72.00          | 100       | 1995    | 1995        | 3 | 20     | 9,850           |       |
| 7   | 0845       | KOOL DECK   | 0   | 100 | 0   | 0  | 650.00   | SF | 7.25     | 7.25           | 100       | 1995    | 1995        | 3 | 70     | 3,299           |       |
| 8   | 0812       | CONCRETE C  | 0   | 100 | 0   | 0  | 1,100.00 | SF | 4.00     | 4.00           | 100       | 1996    | 1996        | 3 | 72     | 3,168           |       |
| 9   | 1121       | CB 4"       | 0   | 100 | 0   | 0  | 1,310.00 | SF | 1.25     | 1.25           | 100       | 1996    | 1996        | 3 | 72     | 1,179           |       |

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 |     | RSF-1    | 0.00  | 0.00  | 2.00        | LT        |     | 1.00     | 1.00   | 0.75    | 80,000.00  | 60,000.00      | 120,000    |                             |      |         |      |     |    |        |



|          |  |           |            |
|----------|--|-----------|------------|
| BLD DATE |  | LGL DATE  |            |
| XF DATE  |  | LAND DATE | 06/20/2023 |
| INC DATE |  | AG DATE   | MLU        |

| TOTAL OB/XF 27,274 |      |            |   |     |     |    |          |    |          |          |     |      |      |   |      |       |
|--------------------|------|------------|---|-----|-----|----|----------|----|----------|----------|-----|------|------|---|------|-------|
| 1                  | 0812 | CONCRETE C | 0 | 100 | 175 | 14 | 2,450.00 | SF | 4.00     | 4.00     | 100 | 1985 | 1985 | 3 | 47   | 4,606 |
| 2                  | 0500 | FP-PRE FAB | 0 | 100 | 0   | 0  | 1.00     | UT | 3,500.00 | 3,500.00 | 100 | 1985 | 1985 | 3 | 58   | 2,030 |
| 3                  | 0810 | CONCRETE A | 0 | 100 | 3   | 12 | 36.00    | SF | 6.50     | 6.50     | 100 | 1980 | 1980 | 3 | 32.5 | 76    |
| 4                  | 0811 | CONCRETE B | 0 | 100 | 0   | 0  | 954.00   | SF | 5.20     | 5.20     | 100 | 1980 | 1980 | 3 | 32.5 | 1,612 |
| 5                  | 0500 | FP-PRE FAB | 0 | 100 | 0   | 0  | 1.00     | UT | 2,345.00 | 2,345.00 | 100 | 1987 | 1987 | 3 | 62   | 1,454 |
| 6                  | 0866 | POOL FIBER | 0 | 100 | 18  | 38 | 684.00   | SF | 72.00    | 72.00    | 100 | 1995 | 1995 | 3 | 20   | 9,850 |
| 7                  | 0845 | KOOL DECK  | 0 | 100 | 0   | 0  | 650.00   | SF | 7.25     | 7.25     | 100 | 1995 | 1995 | 3 | 70   | 3,299 |
| 8                  | 0812 | CONCRETE C | 0 | 100 | 0   | 0  | 1,100.00 | SF | 4.00     | 4.00     | 100 | 1996 | 1996 | 3 | 72   | 3,168 |
| 9                  | 1121 | CB 4"      | 0 | 100 | 0   | 0  | 1,310.00 | SF | 1.25     | 1.25     | 100 | 1996 | 1996 | 3 | 72   | 1,179 |

| TOTAL OB/XF |       |       |             |           |     |           |        |         |            |                |        |  | 27,274 |  |  |
|-------------|-------|-------|-------------|-----------|-----|-----------|--------|---------|------------|----------------|--------|--|--------|--|--|
| LOC ZONE    | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LA VAL |  |        |  |  |
| RSF-1       | 0.00  | 0.00  | 2.00        | LT        |     | 1.00      | 1.00   | 0.75    | 80,000.00  | 60,000.00      | 1      |  |        |  |  |
|             |       |       |             |           |     |           |        |         |            |                |        |  |        |  |  |
|             |       |       |             |           |     |           |        |         |            |                |        |  |        |  |  |
|             |       |       |             |           |     |           |        |         |            |                |        |  |        |  |  |
|             |       |       |             |           |     |           |        |         |            |                |        |  |        |  |  |
|             |       |       |             |           |     |           |        |         |            |                |        |  |        |  |  |
|             |       |       |             |           |     |           |        |         |            |                |        |  |        |  |  |

NASSAU COUNTY PROPERTY PAGE 1 of 1 4

| VALUATION BY              |           | STANDARD |
|---------------------------|-----------|----------|
| Tax Group: 4              | Tax Dist: |          |
| BUILDING MARKET VALUE     |           | 267,947  |
| TOTAL MARKET OB/XF VALUE  |           | 27,274   |
| TOTAL LAND VALUE - MARKET |           | 120,000  |
| TOTAL MARKET VALUE        |           | 415,221  |
| SOH/AGL Deduction         |           | 218,207  |
| ASSESSED VALUE            |           | 197,014  |
| TOTAL EXEMPTION VALUE     | HX HB     | 50,000   |
| BASE TAXABLE VALUE        |           | 147,014  |
| TOTAL JUST VALUE          |           | 415,221  |
| NCON VALUE                |           | 0        |
| INCOME VALUE              |           |          |
| PREVIOUS YEAR MKT VALUE   |           | 356,076  |

|            |             |       |            |
|------------|-------------|-------|------------|
| PERMIT NUM | DESCRIPTION | AMT   | ISSUED     |
| M1703440   | H/AC        | 0     | 06/01/2017 |
| 2950       | REMODEL     | 3,600 | 02/09/1988 |
| 4651       | ADDITION    | 0     | 02/09/1988 |
| 4796       | REMODEL     | 1,200 | 02/09/1988 |

| SALES DATA                     |           |           |                |
|--------------------------------|-----------|-----------|----------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q / V / RSN CD |
| 2056/0769                      | 6/28/2016 | WD U I    | 11             |
| GRANTOR: MANGANARO MARIO P & R |           |           |                |
| GRANTEE: MANGANARO FAMILY TR   |           |           |                |
| 0520/0784                      | 6/22/1987 | WD Q I    |                |
| GRANTOR: CADY CHARLES JR & E   |           |           |                |
| GRANTEE: MANGANARO MARIO & R   |           |           |                |

|            |     |
|------------|-----|
| SALE PRICE | 100 |
| 65,000     |     |

BUILDING NOTES

|                                                                   |
|-------------------------------------------------------------------|
| UST=[YR=2007] W28 S14 FCP=[YR=2007] S14 FGR=[YR=1993] S23         |
| BAS=[YR=1993] W19 S23 W20 S29 E12 FOP=[YR=1993] S3 E12 N3         |
| W12\$ E45 N39 E10 N13 W28\$ E28 N23 W28\$ E28 N14 W28\$ E28 N14\$ |

BUILDING DIMENSIONS

|                                                                   |
|-------------------------------------------------------------------|
| UST=[YR=2007] W28 S14 FCP=[YR=2007] S14 FGR=[YR=1993] S23         |
| BAS=[YR=1993] W19 S23 W20 S29 E12 FOP=[YR=1993] S3 E12 N3         |
| W12\$ E45 N39 E10 N13 W28\$ E28 N23 W28\$ E28 N14 W28\$ E28 N14\$ |