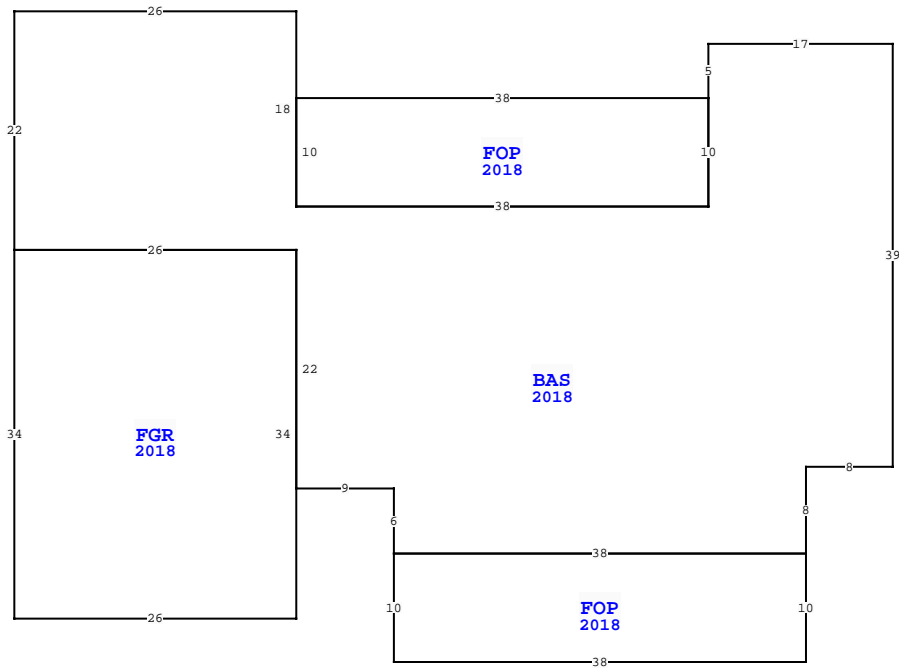




| BUILDING CHARACTERISTICS |                  | CONSTRUCTION  |              |                      |
|--------------------------|------------------|---------------|--------------|----------------------|
| ELEMENT                  | CD               |               |              |                      |
| Exterior Wall            | 31               | HARDIE BRD    | 90           |                      |
| Exterior Wall            | 20               | FACE BRICK    | 10           |                      |
| Roof Structure           | 08               | IRREGULAR     | 100          |                      |
| Roof Cover               | 12               | MODULAR MT    | 100          |                      |
| Interior Wall            | 05               | DRYWALL       | 100          |                      |
| Interior Floor           | 12               | HARDWOOD      | 60           |                      |
| Interior Floor           | 14               | CARPET        | 40           |                      |
| Air Condition            | 03               | CENTRAL       | 100          |                      |
| Heating Type             | 04               | AIR DUCTED    | 100          |                      |
| Bedrooms                 |                  | 4             | 100          |                      |
| Bathrooms                |                  | 2.5           | 100          |                      |
| Frame                    | 02               | WOOD FRAME    | 100          |                      |
| Stories                  | 1.               | 1.            | 100          |                      |
| Units                    |                  | 0             | 100          |                      |
| Occupancy                | 00               | NONE          | 100          |                      |
| Quality                  | 03               | Quality Level | 03           |                      |
| DOR CODE                 | 5000             | IMPROVED      | AG           |                      |
| MAP NUM                  |                  | MKT AREA      | 08           |                      |
| NEIGHBORHOOD/LOC         | 8026.00          |               |              |                      |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE   | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS                      | 2,469            | 100           | 2,469        | 316,630              |
| FGR                      | 884              | 55            | 486          | 62,326               |
| FOP                      | 380              | 30            | 114          | 14,619               |
| FOP                      | 380              | 30            | 114          | 14,619               |
| TOTALS                   | 4,113            |               | 3,183        | 408,194              |

| MARKET ADJUSTMENTS |          |           |                   |                |                |                 |     |      |      |      |        |  |
|--------------------|----------|-----------|-------------------|----------------|----------------|-----------------|-----|------|------|------|--------|--|
| TYPE               | MDL      | EFF. AREA | TOT ADJ PTS       | EFF. BASE RATE | REPL. COST NEW | AYB             | EYB | ECON | FNCT | NORM | % COND |  |
| 1                  | SNGL FAM | - 100%    | - 2022            |                |                |                 |     |      |      |      |        |  |
|                    |          |           | Heated Area: 2469 |                |                | HX Base Yr 2022 |     |      |      |      |        |  |



| NASSAU COUNTY PROPERTY    |  | PAGE 1 of 1  | 6 |
|---------------------------|--|--------------|---|
| VALUATION SUMMARY         |  |              |   |
| VALUATION BY              |  | STANDARD     |   |
| Tax Group: 6              |  | Tax Dist:    |   |
| BUILDING MARKET VALUE     |  | 408,194      |   |
| TOTAL MARKET OB/XF VALUE  |  | 7,540        |   |
| TOTAL LAND VALUE - MARKET |  | 343,000      |   |
| TOTAL MARKET VALUE        |  | 470,642      |   |
| SOH/AGL Deduction         |  | 152,146      |   |
| ASSESSED VALUE            |  | 318,496      |   |
| TOTAL EXEMPTION VALUE     |  | HX HB 50,000 |   |
| BASE TAXABLE VALUE        |  | 268,496      |   |
| TOTAL JUST VALUE          |  | 758,734      |   |
| NCON VALUE                |  | 0            |   |
| INCOME VALUE              |  |              |   |
| PREVIOUS YEAR MKT VALUE   |  | 687,495      |   |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| B23-12435  | POOL        | 85,000  | 09/27/2023 |
| 17004243   | CO ISSUED   | 0       | 07/18/2018 |
| 17004243   | NEW CONSTR  | 332,158 | 09/01/2017 |

| SALES DATA                     |            |           |       |       |        |            |
|--------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number              | DATE       | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2525/0074                      | 12/22/2021 | QC        | U     | I     | 11     | 100        |
| GRANTOR: THOMAS KENTON         |            |           |       |       |        |            |
| GRANTEE: THOMAS KENTON & COU   |            |           |       |       |        |            |
| 1895/0139                      | 12/20/2013 | TD        | U     | V     | 30     | 50,000     |
| GRANTOR: THOMAS WAYNE R TRUSTE |            |           |       |       |        |            |
| GRANTEE: THOMAS KENTON         |            |           |       |       |        |            |

| 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  | 5.20           | 100       | 2018    | 2018        | 3 | 97     | 6,582           |       |
| 2              | 1127       | BRICK 8"    | 0       | 100 | 0 | 0     |    | 11.00 | 11.00          | 100       | 2018    | 2018        | 3 | 99     | 958             |       |

|          |  |           |            |     |
|----------|--|-----------|------------|-----|
| BLD DATE |  | LGL DATE  | 05/19/2023 | MLU |
| XF DATE  |  | LAND DATE |            |     |
| INC DATE |  | AG DATE   |            |     |

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

| BUILDING DIMENSIONS   |  |  |  |  |  |  |  |  |  |  |  |  |
|---|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2018] W17 S5 FOP=[YR=2018] W38 S10 E38 N10\$ S10 W38 N18 W26 S22 FGR=[YR=2018] S34 E26 N34 W26\$ E26 S22 E9 S6 FOP=[YR=2018] S10 E38 N10 W38\$ E38 N8 E8 N39\$. |  |  |  |  |  |  |  |  |  |  |  |  |

| 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                | 005000   | C   | RURAL HOME           | 100 | 0005 | OR       | 0.00  | 0.00  | 1.00        | AC        |     | 1.00     | 1.00        | 1.00    | 35,000.00  | 35,000.00      | 35,000     |                             |      |         |      |     |    |        |  |
| 2                | 005902   | A   | HARDWOOD SI          | 0   |      | OR       | 0.00  | 0.00  | 4.00        | AC        |     | 1.00     | 1.00        | 1.00    | 190.00     | 190.00         | 760        |                             |      |         |      |     |    |        |  |
| 3                | 005500   | A   | TIMBER 2 SI          | 0   |      | OR       | 0.00  | 0.00  | 34.50       | AC        |     | 1.00     | 1.00        | 1.00    | 555.00     | 555.00         | 19,148     |                             |      |         |      |     |    |        |  |
| 4                | 009910   | M   | MKT.VAL.AG           | 0   |      | OR       | 0.00  | 0.00  | 38.50       | AC        |     | 1.00     | 1.00        | 1.00    | 8,000.00   | 8,000.00       | 308,000    |                             |      |         |      |     |    |        |  |