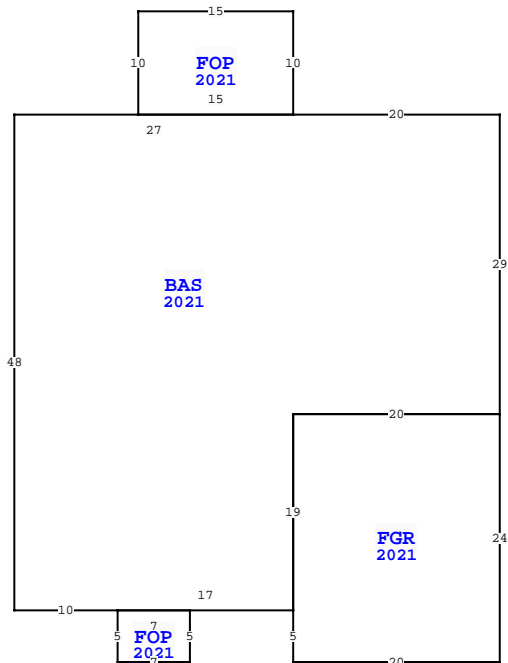


| BUILDING CHARACTERISTICS | | |
|--------------------------|----|----------------|
| ELEMENT | CD | CONSTRUCTION |
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floor | 13 | LVT/LAMMT 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 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | | |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|--|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | | |
| 0100 | 01 | 2,195 | 117.5020 | 111.63 | 245,028 | 2021 | 2021 | 0 | 0 | 0.50 | 99.50 | | |
| 1 SINGLE FAM - 100% - 2022 Heated Area: 1876 HX Base Yr 2022 | | | | | | | | | | | | | |



| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---------------|------------------|-------------|--------------|----------------------|
| BAS | 1,876 | 100 | 1,876 | 208,371 |
| FGR | 480 | 55 | 264 | 29,323 |
| FOP | 35 | 30 | 10 | 1,110 |
| FOP | 150 | 30 | 45 | 4,998 |
| TOTALS | 2,541 | | 2,195 | 243,803 |

| 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 | 0 | 697.00 | SF | 4.00 | 4.00 | 100 | 2021 | 2021 | 3 | 99 | 2,760 | |

| LAND DESCRIPTION | | | | | | | | | | | | | | | | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|---|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D | 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-2 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 75,000.00 | 75,000.00 | 75,000 | | | | | | | |

| NASSAU COUNTY PROPERTY | | | |
|---------------------------|--|--------------|-------------|
| VALUATION SUMMARY | | | PAGE 1 of 1 |
| VALUATION BY | | STANDARD | |
| Tax Group: 4 | | Tax Dist: | |
| BUILDING MARKET VALUE | | 243,803 | |
| TOTAL MARKET OB/XF VALUE | | 2,760 | |
| TOTAL LAND VALUE - MARKET | | 75,000 | |
| TOTAL MARKET VALUE | | 321,563 | |
| SOH/AGL Deduction | | 116,242 | |
| ASSESSED VALUE | | 205,321 | |
| TOTAL EXEMPTION VALUE | | HX HB 50,000 | |
| BASE TAXABLE VALUE | | 155,321 | |
| TOTAL JUST VALUE | | 321,563 | |
| NCON VALUE | | 0 | |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | 274,408 | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|-------------|-------------|---------|------------|
| SP230011890 | POOL | 65,468 | 09/18/2023 |
| C2012551 | CO ISSUED | 0 | 10/29/2021 |
| B2012551 | NEW CONSTR | 256,163 | 12/15/2020 |

| SALES DATA | | | | | | |
|-------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 2512/1697 | 10/29/2021 | WD Q | Q | I | 01 | 283,300 |

| BUILDING NOTES | | | | | | |
|--------------------------------|------------|------|---|---|----|--------|
| GRANTOR: NEW ATLANTIC BUILDERS | | | | | | |
| GRANTEE: MELOGY KEVIN MATTHE | | | | | | |
| 2512/1695 | 10/29/2021 | WD Q | Q | V | 01 | 65,000 |
| GRANTOR: W.R. HOWELL COMPANY | | | | | | |
| GRANTEE: NEW ATLANTIC BUILDERS | | | | | | |

| BUILDING DIMENSIONS | | | | | | | | | | | | | |
|---|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2021] W20 FOP=[YR=2021] N10 W15 S10 E15\$ W27 S48 E10 FOP=[YR=2021] S5 E7 N5 W7\$ E17 FGR=[YR=2021] S5 E20 N24 W20 S19\$ N19 E20 N29\$. | | | | | | | | | | | | | |

| TOTAL OB/XF 2,760 | | | | | | | | | | | | | | | | | | | | | | | | |
|-------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|---|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D | 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-2 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 75,000.00 | 75,000.00 | 75,000 | | | | | | | |