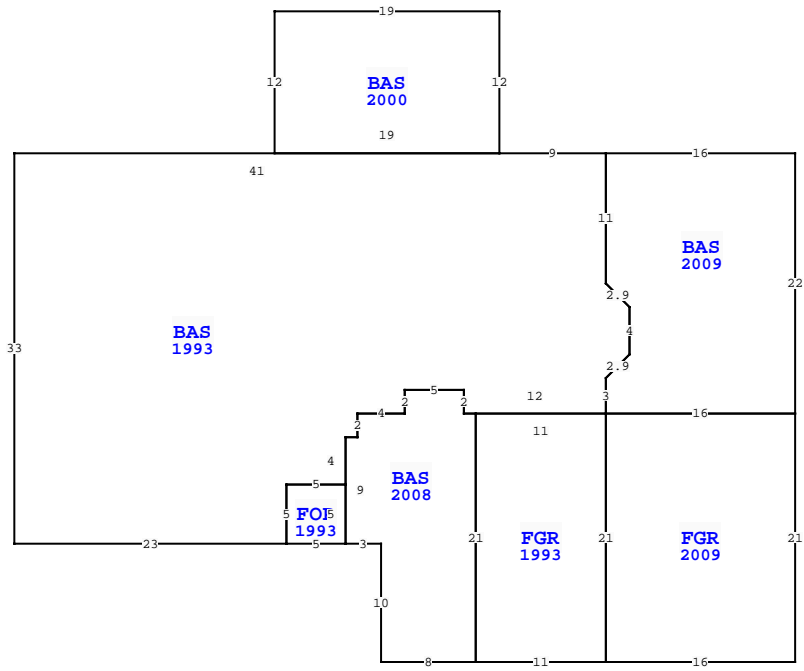


| BUILDING CHARACTERISTICS | | |
|--------------------------|----|----------------|
| ELEMENT | CD | CONSTRUCTION |
| Exterior Wall | 05 | AVERAGE 50 |
| Exterior Wall | 10 | ABOVE AVG 50 |
| Roof Structure | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floor | 12 | HARDWOOD 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 | | |
| 0900 | 01 | 2,484 | 119.2320 | 157.39 | 390,957 | 1992 | 1992 | 0 | 0 | 15.13 | 84.87 | | |
| 1 SNGL FAM - 100% - 2024 Heated Area: 2164 HX Base Yr 2024 | | | | | | | | | | | | | |



| | | | | | |
|------------------|------------------|------------------|------|--------------|----------------------|
| Quality | 06 | Quality Level 06 | | | |
| DOR CODE | 0100 | SINGLE FAMILY | | | |
| MAP NUM | | MKT AREA 02 | | | |
| NEIGHBORHOOD/LOC | 2012.00 | | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS | 1,387 | 100 | 1993 | 1,387 | 185,271 |
| BAS | 228 | 100 | 2000 | 228 | 30,456 |
| BAS | 209 | 100 | 2008 | 209 | 27,918 |
| BAS | 340 | 100 | 2009 | 340 | 45,416 |
| FGR | 231 | 55 | 1993 | 127 | 16,965 |
| FGR | 336 | 55 | 2009 | 185 | 24,712 |
| FOP | 25 | 30 | 1993 | 8 | 1,069 |
| TOTALS | 2,756 | | | 2,484 | 331,805 |

| NASSAU COUNTY PROPERTY | | | PAGE 1 of 1 | 8 |
|---------------------------|--|--|-------------|---|
| VALUATION SUMMARY | | | | |
| VALUATION BY | | | STANDARD | |
| Tax Group: 8 | | | Tax Dist: | |
| BUILDING MARKET VALUE | | | 331,805 | |
| TOTAL MARKET OB/XF VALUE | | | 31,584 | |
| TOTAL LAND VALUE - MARKET | | | 140,000 | |
| TOTAL MARKET VALUE | | | 503,389 | |
| SOH/AGL Deduction | | | 4,092 | |
| ASSESSED VALUE | | | 499,297 | |
| TOTAL EXEMPTION VALUE | | | 50,722 | |
| BASE TAXABLE VALUE | | | 448,575 | |
| TOTAL JUST VALUE | | | 503,389 | |
| NCON VALUE | | | 0 | |
| INCOME VALUE | | | | |
| PREVIOUS YEAR MKT VALUE | | | 485,225 | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|--------|------------|
| B0922976 | SWIM POOL | 20,000 | 10/01/2009 |
| B22485 | ADDITION | 44,000 | 05/01/2009 |
| 8332 | NEW CONSTR | 83,685 | 08/25/1992 |

| SALES DATA | | | | | | |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 2645/828 | 5/30/2023 | WD Q | Q | I | 01 | 630,000 |
| GRANTOR: VONES JEFFERY S & LEE | | | | | | |
| GRANTEE: GABORNITZ ADAM & AM | | | | | | |
| 1421/1958 | 6/21/2006 | WD Q | Q | I | | 230,000 |
| GRANTOR: GILLARD LOWELL & LORA | | | | | | |
| GRANTEE: VONES JEFFERY S & L | | | | | | |

| 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 | 890.00 | SF | 5.20 | 5.20 | 100 | 1992 | 1992 | 3 | 62 | 2,869 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 16 | 3 | 48.00 | SF | 6.50 | 6.50 | 100 | 1992 | 1992 | 3 | 62 | 193 | |
| 3 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 395.00 | SF | 6.50 | 6.50 | 100 | 1994 | 1994 | 3 | 66 | 1,695 | |
| 4 | 0810 | CONCRETE A | 0 | 100 | 21 | 4 | 84.00 | SF | 6.50 | 6.50 | 100 | 1994 | 1994 | 3 | 66 | 360 | |
| 5 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 384.00 | SF | 5.20 | 5.20 | 100 | 2009 | 2009 | 3 | 89 | 1,777 | |
| 6 | 0861 | POOL GUNIT | 0 | 100 | 0 | 0 | 352.00 | SF | 85.00 | 85.00 | 100 | 2009 | 2009 | 3 | 52 | 15,558 | |
| 7 | 0845 | KOOL DECK | 0 | 100 | 0 | 0 | 716.00 | SF | 7.25 | 7.25 | 100 | 2009 | 2009 | 3 | 89 | 4,620 | |
| 8 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 507.00 | SF | 10.00 | 10.00 | 100 | 2009 | 2009 | 3 | 89 | 4,512 | |

| BUILDING NOTES | | | | |
|----------------|--|--|--|--|
| BLD DATE | | | | |
| XF DATE | | | | |
| INC DATE | | | | |
| LGL DATE | | | | |
| LAND DATE | | | | |
| AG DATE | | | | |
| 05/01/2025 MLU | | | | |

| BUILDING DIMENSIONS |
|--|
| BAS=[YR=2009] W16 BAS=[YR=1993] W9 BAS=[YR=2000] N12 W19 S12 E19\$ W41 S33 E23 FOP=[YR=1993] E5 BAS=[YR=2008] E3 S10 E8 FGR=[YR=1993] E11 FGR=[YR=2009] E16 N21 W16 S21\$ N21 W11 S21\$ N21 W1 N2 W5 S2 W4 S2 W1 S9\$ N5 W5 S5\$ N5 E5 N4 E1 N2 E4 N2 E5 S2 E12 N3 R2 U2 N4 U2 L2 N11\$ S11 R2 D2 S4 D2 L2 S3 E16 N22\$. |

| 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 | RES | 100 | | RSF-2 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 140,000.00 | 140,000.00 | 140,000 | | | | | | | |