

| BUILDING CHARACTERISTICS | |
|--------------------------|-------------------|
| ELEMENT | CD CONSTRUCTION |
| Exterior Wall | 11 BD/BTN AVG 100 |
| Roof Structur | 03 GABLE/HIP 100 |
| Roof Cover | 03 COMP SHNGL 100 |
| Interior Wall | 05 DRYWALL 100 |
| Interior Floo | 14 CARPET 100 |
| Air Condition | 03 CENTRAL 100 |
| Heating Type | 04 AIR DUCTED 100 |
| Bedrooms | 3 100 |
| Bathrooms | 2.5 100 |
| Frame | 02 WOOD FRAME 100 |
| Stories | 2. 100 |
| Units | 0 100 |
| BUD8 Adjustme | 05 DIST 1A 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 | 2,228 | 121.7160 | 160.67 | 357,973 | 1987 | 1987 | 0 | 0 | 18.50 | 81.50 | | |
| 1 SNGL FAM - 100% - 1999 Heated Area: 1949 HX Base Yr 1999 | | | | | | | | | | | | | |

| | | | |
|----------|--|-----------|------------|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/28/2025 |
| INC DATE | | AG DATE | MLU |

| | | | | | |
|------------------|---------------------|-------------|------|--------------|----------------------|
| Quality | 06 Quality Level 06 | | | | |
| DOR CODE | 0100 SINGLE FAMILY | | | | |
| MAP NUM | MKT AREA 02 | | | | |
| NEIGHBORHOOD/LOC | 2031.00 | | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS | 1,317 | 100 | 1993 | 1,317 | 172,456 |
| FGR | 462 | 55 | 1993 | 254 | 33,260 |
| FOP | 30 | 30 | 1993 | 9 | 1,178 |
| FOP | 39 | 30 | 1993 | 12 | 1,571 |
| FUS | 632 | 100 | 1993 | 632 | 82,758 |
| PTO | 85 | 5 | 1993 | 4 | 524 |
| TOTALS | 2,565 | | | 2,228 | 291,748 |

| 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 | 0810 | CONCRETE A | 0 | 100 | 54 | 3 | | | 6.50 | 100 | 1987 | 1987 | 3 | 49.5 | 521 | |
| 2 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | | | 4.00 | 100 | 1987 | 1987 | 3 | 49.5 | 2,097 | |
| 3 | 0504 | FP-ELECTRI | 0 | 100 | 0 | 0 | | | 2,000.00 | 100 | 1987 | 1987 | 3 | 60 | 1,200 | |

| 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 | RES | 100 | | RSF-2 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 275,000.00 | 275,000.00 | 275,000 | | | | | | | |

| TOTAL OB/XF | | | | | | | | | | | | | | |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--|-------|
| | | | | | | | | | | | | | | 3,818 |

| NASSAU COUNTY PROPERTY | | | |
|---------------------------|-----------|--|-------------|
| VALUATION SUMMARY | | | PAGE 1 of 1 |
| VALUATION BY | | | STANDARD |
| Tax Group: 8 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 291,748 |
| TOTAL MARKET OB/XF VALUE | | | 3,818 |
| TOTAL LAND VALUE - MARKET | | | 275,000 |
| TOTAL MARKET VALUE | | | 570,566 |
| SOH/AGL Deduction | | | 349,120 |
| ASSESSED VALUE | | | 221,446 |
| TOTAL EXEMPTION VALUE | HX HB WR | | 55,722 |
| BASE TAXABLE VALUE | | | 165,724 |
| TOTAL JUST VALUE | | | 570,566 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 531,945 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|--------|------------|
| BP 3624 | N/A | 55,700 | 09/19/1986 |

| SALES DATA | | | | | | |
|--------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 0851/0329 | 10/05/1998 | WD | Q | I | | 171,500 |
| GRANTOR: TOMBERLIN JEFFREY M & | | | | | | |
| GRANTEE: GOSHO ANNE & JOHN | | | | | | |
| 0672/0732 | 12/21/1992 | WD | Q | I | | 123,000 |
| GRANTOR: HARRIS STEPHEN & B B | | | | | | |
| GRANTEE: TOMBERLIN JEFF & M | | | | | | |

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

| BUILDING DIMENSIONS |
|--|
| PTO=[YR=1993] W17 S5 BAS=[YR=1993] W26 S14 W3 S17 |
| FGR=[YR=1993] S21 E22N21 W22\$ E23 U2 R2 FOP=[YR=1993] S4 E8 |
| N4 U1 L1 W6 L1 D1 \$ U1 R1 E6 D3 R3 E6 U3 R3 E2 N25 |
| POP=[YR=1993] N3 W10 S3 E10\$ W10 N3 W7\$ E17 N5\$ PTR=E20 |
| FUS=[YR=1993] E43 S10 W2 S2 W21 S6 W20 N18\$ W20\$. |