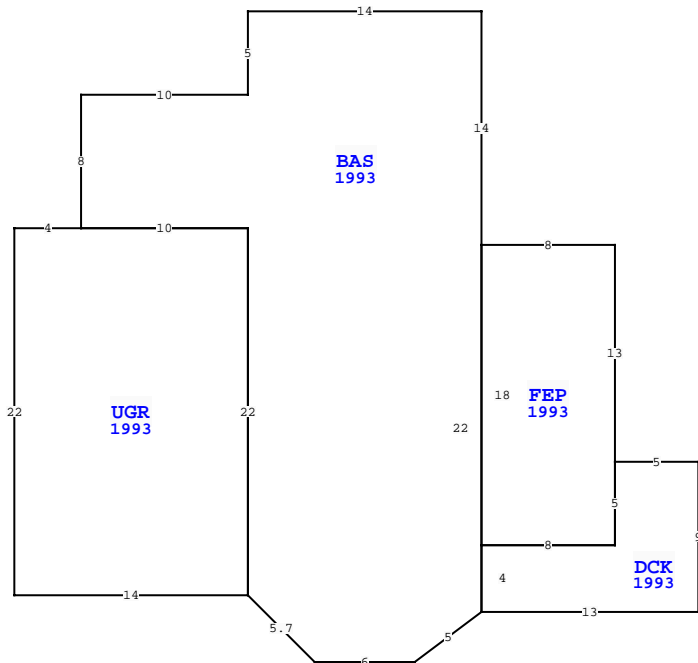


| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|------------------|------|
| ELEMENT | CD | | |
| Exterior Wall | 05 | AVERAGE 100 | |
| Roof Structur | 03 | GABLE/HIP 100 | |
| Roof Cover | 03 | COMP SHNGL 100 | |
| Interior Wall | 04 | PLYWOOD 100 | |
| Interior Floor | 08 | SHT VINYL 50 | |
| Interior Floor | 14 | CARPET 50 | |
| Air Condition | 01 | NONE 100 | |
| Heating Type | 02 | CONVECTION 100 | |
| Bedrooms | 1 | 1 100 | |
| Bathrooms | 1 | 1 100 | |
| Frame | 02 | WOOD FRAME 100 | |
| Stories | 1. | 1. 100 | |
| Units | 0 | 0 100 | |
| Occupancy | 00 | NONE 100 | |
| Quality | 02 | Quality Level 02 | |
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 02 |
| NEIGHBORHOOD/LOC | 2020.00 | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 612 | 100 | 1993 |
| DCK | 77 | 10 | 1993 |
| FEP | 144 | 80 | 1993 |
| UGR | 308 | 45 | 1993 |
| TOTALS | 1,141 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--------------------|------------|-----------|-------------|----------------|----------------|------------|-----|------|------|------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 2 | SINGLE FAM | - 0% | - 2025 | | | | | | | | |
| Heated Area: 612 | | | | | | HX Base Yr | | | | | |



| NASSAU COUNTY PROPERTY | | PAGE 1 of 1 | 8 |
|---------------------------|-----------|-------------|----------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | | STANDARD |
| Tax Group: 8 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 68,133 |
| TOTAL MARKET OB/XF VALUE | | | 369 |
| TOTAL LAND VALUE - MARKET | | | 141,400 |
| TOTAL MARKET VALUE | | | 209,902 |
| SOH/AGL Deduction | | | 0 |
| ASSESSED VALUE | | | 209,902 |
| TOTAL EXEMPTION VALUE | | | 0 |
| BASE TAXABLE VALUE | | | 209,902 |
| TOTAL JUST VALUE | | | 209,902 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | 0 |
| PREVIOUS YEAR MKT VALUE | | | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
| | | | |
| | | | |
| | | | |

| SALES DATA | | | | | | |
|-------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2785/383 | 5/02/2025 | QC | U | V | 11 | 100 |

GRANTOR: SEA DUNES INVESTMENTS
GRANTEE: SEA DUNES INVESTMEN

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

BUILDING DIMENSIONS
DCK=[YR=1993] W5 FEP=[YR=1993] N13 W8 BAS=[YR=1993] N14
W14 S5 W10 S8 UGR=[YR=1993] W4 S22 E14 N22 W10 \$ E10 S22 R4
D4 E6 R4 U3 N22 \$ S18 E8 N5 \$ S5 W8 S4 E13 N9 \$.

| 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 | 0 | 0 | 284.00 | SF | 6.50 | 6.50 | 100 | 1960 | 1960 | 3 | 20 | 369 | |

| 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 | 0 | | OR | 0.00 | 0.00 | 1.01 | AC | | 1.00 | 1.00 | 1.00 | 140,000.00 | 140,000.00 | 141,400 | | | | | | | |