

| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|---------------|---------|
| ELEMENT | CD | | |
| Exterior Wall | 10 | ABOVE AVG | 90 |
| Exterior Wall | 21 | STONE | 10 |
| Roof Structure | 03 | GABLE/HIP | 100 |
| Roof Cover | 03 | COMP SHNGL | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floor | 14 | CARPET | 60 |
| Interior Floor | 11 | CLAY TILE | 40 |
| Air Condition | 03 | CENTRAL | 100 |
| Heating Type | 04 | AIR DUCTED | 100 |
| Bedrooms | | 5 | 100 |
| Bathrooms | | 4.5 | 100 |
| Frame | 02 | WOOD FRAME | 100 |
| Stories | 2. | 2.100 | |
| Units | | 0 | 100 |
| Occupancy | 00 | NONE | 100 |
| Quality | 04 | Quality Level | 04 |
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 03 |
| NEIGHBORHOOD/LOC | 3036.00 | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 2,407 | 100 | 2000 |
| FGR | 486 | 55 | 2000 |
| FOP | 74 | 30 | 2000 |
| FSP | 257 | 40 | 2008 |
| FUS | 348 | 100 | 2000 |
| TOTALS | 3,572 | | |
| | | | 3,147 |
| | | | 525,622 |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|---|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 0500 | 01 | 3,147 | 113.1186 | 178.73 | 562,463 | 2000 | 2010 | 0 | 0 | 6.55 | 93.45 |
| 1 SFR CUST - 0% - 2023 Heated Area: 2755 HX Base Yr | | | | | | | | | | | |

| NASSAU COUNTY PROPERTY | | PAGE 1 of 1 | 8 |
|---------------------------|-----------|-------------|---------|
| VALUATION SUMMARY | | | |
| VALUATION BY | STANDARD | | |
| Tax Group: 8 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 525,622 |
| TOTAL MARKET OB/XF VALUE | | | 8,473 |
| TOTAL LAND VALUE - MARKET | | | 350,000 |
| TOTAL MARKET VALUE | | | 884,095 |
| SOH/AGL Deduction | | | 0 |
| ASSESSED VALUE | | | 884,095 |
| TOTAL EXEMPTION VALUE | | | 0 |
| BASE TAXABLE VALUE | | | 884,095 |
| TOTAL JUST VALUE | | | 884,095 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 860,313 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|---------|------------|
| 230008162 | RMDL BATHS | 45,000 | 06/26/2023 |
| B007280 | NEW CONSTR | 249,000 | 06/01/2000 |

| SALES DATA | | | | | | |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / I | V / I | RSN CD | SALE PRICE |
| 2795/148 | 6/18/2025 | WD Q | Q | I | 01 | 1,200,000 |
| GRANTOR: IRREV PITTENGER FAMIL | | | | | | |
| GRANTEE: KEZSBOM ALLEN & BEV | | | | | | |
| 2553/0341 | 4/07/2022 | WD Q | Q | I | 02 | 1,080,000 |
| GRANTOR: PHILLIPS JACQUE R III | | | | | | |
| GRANTEE: IRREVOCABLE PITTENG | | | | | | |

| 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 | 0500 | FP-PRE FAB | 0 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2000 | 2000 | 3 | 83 | 2,905 | |
| 2 | 0812 | CONCRETE C | 0 | 0 | 0 | 1,193.00 | SF | 4.00 | 4.00 | 100 | 2000 | 2000 | 3 | 77 | 3,674 | |
| 3 | 0810 | CONCRETE A | 0 | 0 | 0 | 146.00 | SF | 6.50 | 6.50 | 100 | 2000 | 2000 | 3 | 77 | 731 | |
| 4 | 0810 | CONCRETE A | 0 | 0 | 0 | 208.00 | SF | 6.50 | 6.50 | 100 | 2006 | 2006 | 3 | 86 | 1,163 | |

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

| BUILDING DIMENSIONS | |
|---|--|
| FSP=[YR=2008] W12 U9 L8 N6 W8 BAS=[YR=2000] N3 W15 S3 W18 S34 FGR=[YR=2000] W1 S26 E22 N9 W2 N13 W13 N4 W6\$ E6 S4 E13 S13 E10 FOP=[YR=2000] S4 E11 N4 W3 N6 W5 S6 W3\$ E3 N6 E5 S6 E8 S6 E12 N6 E4 N33 W7 S2 W16 N3 L3 U3 W2 N14\$ S14 E2 D3 R3 S3 E16 N2 E7 N3\$ PTR= E15 FUS=[YR=2000] E4 N1 E12 S22 W16 N21 \$ W15 \$. | |

| 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 | 0003 | RSF-1 | 0.00 | 0.00 | 1.00 | UT | | 1.00 | 1.00 | 1.00 | 350,000.00 | 350,000.00 | 350,000 | | | | | | | |