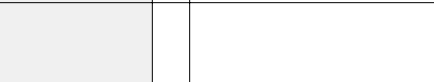




| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 31 | HARDIE BRD 100 |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100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



|          |      |                  |
|----------|------|------------------|
| Quality  | 06   | Quality Level 06 |
| DOR CODE | 0100 | SINGLE FAMILY    |
| MAP NUM  |      | MKT AREA 02      |

| NEIGHBORHOOD/LOC 2013.00 |                  |             |      |              |                      |
|--------------------------|------------------|-------------|------|--------------|----------------------|
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS                      | 1,717            | 100         | 2021 | 1,717        | 280,693              |
| FGR                      | 483              | 55          | 2021 | 266          | 43,486               |
| FOP                      | 108              | 30          | 2021 | 32           | 5,231                |
| FSP                      | 144              | 40          | 2021 | 58           | 9,482                |

|        |       |  |  |       |         |
|--------|-------|--|--|-------|---------|
| TOTALS | 2,452 |  |  | 2,073 | 338,891 |
|--------|-------|--|--|-------|---------|

| EXTRA FEATURES |            |             |     |     |   |   |        |    |       |
|----------------|------------|-------------|-----|-----|---|---|--------|----|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS  | UT | Adj R |
| 1              | 0811       | CONCRETE B  | 0   | 0   | 0 | 0 | 638.00 | SF | 5.20  |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000100   | C   | RES                  | 0   |     | RSF-2    | 0.00  | 0.00  | 1.00        |

| MARKET ADJUSTMENTS |     |           |             |                |                |      |      |      |      |      |        |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
| 0900               | 01  | 2,073     | 125.0970    | 165.13         | 342,314        | 2021 | 2021 | 0    | 0    | 1.00 | 99.00  |

1 SNGL FAM - 0% - 2024

Heated Area: 1717

HX Base Yr

| TOTAL OB/XF 3,284 |          |     |                      |     |     |          |       |       |             |           |     |           |        |
|-------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|-----------|--------|
| L N               | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPHT FACT | % COND |
| 1                 | 000100   | C   | RES                  | 0   |     | RSF-2    | 0.00  | 0.00  | 1.00        | LT        |     | 1.00      | 1.00   |

| NASSAU COUNTY PROPERTY    |  |           |   |
|---------------------------|--|-----------|---|
| PAGE 1 of 1               |  |           | 8 |
| VALUATION SUMMARY         |  |           |   |
| VALUATION BY              |  | STANDARD  |   |
| Tax Group: 8              |  | Tax Dist: |   |
| BUILDING MARKET VALUE     |  | 338,891   |   |
| TOTAL MARKET OB/XF VALUE  |  | 3,284     |   |
| TOTAL LAND VALUE - MARKET |  | 140,000   |   |
| TOTAL MARKET VALUE        |  | 482,175   |   |
| SOH/AGL Deduction         |  | 0         |   |
| ASSESSED VALUE            |  | 482,175   |   |
| TOTAL EXEMPTION VALUE     |  | 0         |   |
| BASE TAXABLE VALUE        |  | 482,175   |   |
| TOTAL JUST VALUE          |  | 482,175   |   |
| NCON VALUE                |  | 0         |   |
| INCOME VALUE              |  | 0         |   |
| PREVIOUS YEAR MKT VALUE   |  | 450,818   |   |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED     |
|------------|-------------|-----|------------|
| 20208034   | NEW CONSTR  | 0   | 12/01/2021 |
| 20218034   | CO ISSUED   | 0   | 05/01/2021 |

| SALES DATA                     |           |           |     |     |        |            |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 2664/214                       | 8/28/2023 | WD        | Q   | I   | 01     | 607,500    |
| GRANTOR: PAUL MICHAEL & JENNIF |           |           |     |     |        |            |
| GRANTEE: JRM TRUST             |           |           |     |     |        |            |
| 2464/1008                      | 5/24/2021 | WD        | Q   | I   | 01     | 439,000    |
| GRANTOR: MASON & MAGNOLIA LLC  |           |           |     |     |        |            |
| GRANTEE: PAUL MICHAEL & JENN   |           |           |     |     |        |            |

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

| BUILDING DIMENSIONS                                                                                                                                                             |  |  |  |  |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2021] W18 FSP=[YR=2021] N8 W18 S8 E18 \$ W18 N8 W15 S44 FOP=[YR=2021] S5 E20 N5 W1 N2 W4 S2 W15 \$ E15 N2 E4 S2 E11 FGR=[YR=2021] S12 E21 N23 W21 S11\$ N11 E21 N25 \$. |  |  |  |  |  |  |  |  |  |  |  |  |  |