

| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|------------------|------|
| ELEMENT | CD | | |
| Exterior Wall | 16 | WD FR STUC | 100 |
| Roof Structur | 03 | GABLE/HIP | 100 |
| Roof Cover | 03 | COMP SHNGL | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floor | 14 | CARPET | 70 |
| Interior Floor | 11 | CLAY TILE | 30 |
| Air Condition | 03 | CENTRAL | 100 |
| Heating Type | 04 | AIR DUCTED | 100 |
| Bedrooms | | 4 | 100 |
| Bathrooms | | 2 | 100 |
| Frame | 02 | WOOD FRAME | 100 |
| Stories | 1. | 1. | 100 |
| Units | | 0 | 100 |
| Occupancy | 00 | NONE | 100 |
| Quality | 03 | Quality Level 03 | |
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 1079.00 | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 2,011 | 100 | 2008 |
| FGR | 437 | 55 | 2008 |
| FOP | 116 | 30 | 2008 |
| FOP | 230 | 30 | 2008 |
| PTO | 200 | 5 | 2008 |
| TOTALS | 2,994 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--------------------|----------|-----------|-------------|----------------|----------------|-----------------|-----|------|------|------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 1 | SFR CUST | - 100% | - 2024 | | | | | | | | |
| Heated Area: 2011 | | | | | | HX Base Yr 2024 | | | | | |

| NASSAU COUNTY PROPERTY | | PAGE 1 of 1 | 2 |
|---------------------------|--------------|-------------|---|
| VALUATION SUMMARY | | | |
| VALUATION BY | STANDARD | | |
| Tax Group: 2 | Tax Dist: | | |
| BUILDING MARKET VALUE | 410,987 | | |
| TOTAL MARKET OB/XF VALUE | 8,736 | | |
| TOTAL LAND VALUE - MARKET | 150,000 | | |
| TOTAL MARKET VALUE | 569,723 | | |
| SOH/AGL Deduction | 2,485 | | |
| ASSESSED VALUE | 567,238 | | |
| TOTAL EXEMPTION VALUE | HX HB 50,722 | | |
| BASE TAXABLE VALUE | 516,516 | | |
| TOTAL JUST VALUE | 569,723 | | |
| NCON VALUE | 0 | | |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | 551,252 | | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-------|------------|
| 20071702 | ELEC OTHER | 2,000 | 09/10/2007 |
| 20071669 | OTHER | 5,016 | 09/05/2007 |
| 20071591 | ELEC OTHER | 2,000 | 08/27/2007 |
| 20071499 | CO ISSUED | 0 | 08/21/2007 |
| 20071499 | NEW CONSTR | 0 | 08/21/2007 |

| SALES DATA | | | | | | |
|--------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2687/459 | 12/14/2023 | WD Q | Q | I | 01 | 740,000 |
| GRANTOR: DOUGLAS ALLAN C & WIL | | | | | | |
| GRANTEE: CUNNINGHAM BARBARA | | | | | | |
| 1831/1043 | 12/20/2012 | WD Q | Q | I | 02 | 319,900 |
| GRANTOR: PIERSON PAUL B & SHER | | | | | | |
| GRANTEE: DOUGLAS ALAN C & WI | | | | | | |

| 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 | 0504 | FP-ELECTRI | 0 | 100 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2008 | 2008 | 3 | 91 | 1,820 | |
| 2 | 0855 | CONC PAVER | 0 | 100 | 34 | 4 | SF | 10.00 | 10.00 | 100 | 2008 | 2008 | 3 | 88 | 1,197 | |
| 3 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | SF | 10.00 | 10.00 | 100 | 2008 | 2008 | 3 | 88 | 4,770 | |
| 4 | 0911 | SCRN RM A | 0 | 100 | 25 | 7 | SF | 17.50 | 17.50 | 100 | 2008 | 2008 | 3 | 31 | 949 | |

| BUILDING NOTES | | | |
|------------------------|--|----------------|--|
| BLD DATE 01/23/2008 DJ | | | |
| XF DATE | | LGL DATE | |
| INC DATE | | LAND DATE | |
| | | AG DATE | |
| | | 03/13/2024 MLU | |

| BUILDING DIMENSIONS | | | | | | | | | | | | | | |
|---|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2008] W3 PTO=[YR=2008] N8 W25 S8 FOP=[YR=2008] S7 E3 D2 R2 S3 E8 U5 R5 E7 N7 W25\$ E25\$ S7 W7 D5 L5 W8 N3 U2 L2 W3 N12 W30 S43 FGR=[YR=2008] S21 E21 N20 W4 N1 W17\$ E17 S1 E4 N5 E12 FOP=[YR=2008] S8 E13 N5 W3 N6 W7 S3 W3\$ E3 N3 E7 S6 E5 E16N1E4 N37\$. | | | | | | | | | | | | | | |

| 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 | 0003 | R-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 150,000.00 | 150,000.00 | 150,000 | | | | | | | |