

| BUILDING CHARACTERISTICS | | CONSTRUCTION | | | |
|--------------------------|------------------|---------------|------|--------------|----------------------|
| ELEMENT | CD | | | | |
| Exterior Wall | 16 | WD FR STUC | 100 | | |
| Roof Structur | 08 | IRREGULAR | 100 | | |
| Roof Cover | 03 | COMP SHNGL | 100 | | |
| Interior Wall | 05 | DRYWALL | 100 | | |
| Interior Floor | 11 | CLAY TILE | 70 | | |
| Interior Floor | 14 | CARPET | 30 | | |
| Air Condition | 03 | CENTRAL | 100 | | |
| Heating Type | 04 | AIR DUCTED | 100 | | |
| Bedrooms | 4 | 100 | | | |
| Bathrooms | 3 | 100 | | | |
| Frame | 02 | WOOD FRAME | 100 | | |
| Stories | 1. | 1. 100 | | | |
| Units | 0 | 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 | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS | 2,287 | 100 | 2012 | 2,287 | 434,363 |
| FGR | 625 | 55 | 2012 | 344 | 65,335 |
| FOP | 62 | 30 | 2012 | 19 | 3,609 |
| FSP | 260 | 40 | 2013 | 104 | 19,752 |
| FST | 15 | 55 | 2012 | 8 | 1,519 |
| PTO | 16 | 5 | 2012 | 1 | 190 |
| TOTALS | 3,265 | | | 2,763 | 524,768 |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 0500 | 01 | 2,763 | 116.2560 | 202.05 | 558,264 | 2012 | 2012 | 0 | 0 | 6.00 | 94.00 |

1 SFR CUST - 100% - 2020
Heated Area: 2287
HX Base Yr 2020

| NASSAU COUNTY PROPERTY | | PAGE 1 of 1 | 2 |
|---------------------------|-------|-------------|---------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | STANDARD | |
| Tax Group: 2 | | Tax Dist: | |
| BUILDING MARKET VALUE | | | 524,768 |
| TOTAL MARKET OB/XF VALUE | | | 8,011 |
| TOTAL LAND VALUE - MARKET | | | 150,000 |
| TOTAL MARKET VALUE | | | 682,779 |
| SOH/AGL Deduction | | | 251,612 |
| ASSESSED VALUE | | | 431,167 |
| TOTAL EXEMPTION VALUE | HX HB | | 50,722 |
| BASE TAXABLE VALUE | | | 380,445 |
| TOTAL JUST VALUE | | | 682,779 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 658,947 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|---------|------------|
| 20121267 | NEW CONSTR | 2,000 | 06/27/2012 |
| 20121203 | PLUMB | 2,000 | 06/20/2012 |
| 20121054 | ANTENAS | 4,700 | 06/08/2012 |
| 20120864 | NEW CONSTR | 150,000 | 05/15/2012 |
| 20120865 | REPAIR/RRF | 3,000 | 05/15/2012 |

| SALES DATA | | | | | | |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2784/1068 | 4/30/2025 | WD | Q | I | 01 | 799,000 |
| GRANTOR: BRACKETT DAVID A & EL | | | | | | |
| GRANTEE: GILREATH MICHAEL AN | | | | | | |
| 2267/0591 | 3/25/2019 | WD | Q | I | 01 | 445,000 |
| GRANTOR: WAGONER BRUCE E & SUS | | | | | | |
| GRANTEE: BRACKETT DAVID A & | | | | | | |

| 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 | 0855 | CONC PAVER | 0 | 100 | 0 | 864.00 | UT | 7.00 | 7.00 | 100 | 2012 | 2012 | 3 | 92 | 5,564 | |
| 2 | 0855 | CONC PAVER | 0 | 100 | 0 | 88.00 | SF | 7.00 | 7.00 | 100 | 2012 | 2012 | 3 | 92 | 567 | |
| 3 | 0504 | FP-ELECTRI | 0 | 100 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2012 | 2012 | 3 | 94 | 1,880 | |

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

| BUILDING DIMENSIONS | | | | | | | | | | | |
|---|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2012] W18 FSP=[YR=2013] N5 W23 S5 E1 S5 E11 S4 E10 N9 E1\$ W1 S9 W10 N4 W11 N5 W20 S27 FGR=[YR=2012] W3 PTO=[YR=2012] N4 W4 S4 E4\$ W7 S20 E10 S2 E20 N22 W11 FST=[YR=2012] W5 S3 E5 N3\$ S3 W5 N3 W4\$ E20 S20 E9 FOP=[YR=2012] S5 E10 N5 W2 N2 W6 S2 W2\$ E2 N2 E6 S2 E11 S2 E12 N49\$. | | | | | | | | | | | |

| 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 | DPTH 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 | | | | | | | |