



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 12 | CEDAR 100      |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 14 | CARPET 90      |
| Interior Floo            | 11 | CLAY TILE 10   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 2 100          |
| Bathrooms                |    | 2 100          |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 2. | 2. 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 | 1043.00 |
|------------------|---------|

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAL       | 392              | 15          | 2009 | 59           | 5,121                |
| BAL       | 72               | 15          | 2025 | 11           | 955                  |
| BAL       | 283              | 15          | 2025 | 42           | 3,645                |
| BAS       | 1,108            | 100         | 1993 | 1,108        | 96,160               |
| FOP       | 76               | 30          | 1993 | 23           | 1,996                |
| FSP       | 204              | 40          | 1993 | 82           | 7,116                |
| FUS       | 791              | 100         | 1993 | 791          | 68,649               |
| UCP       | 1,120            | 20          | 2009 | 224          | 19,440               |
| UOP       | 90               | 20          | 2009 | 18           | 1,563                |
| UST       | 232              | 45          | 1993 | 104          | 9,026                |

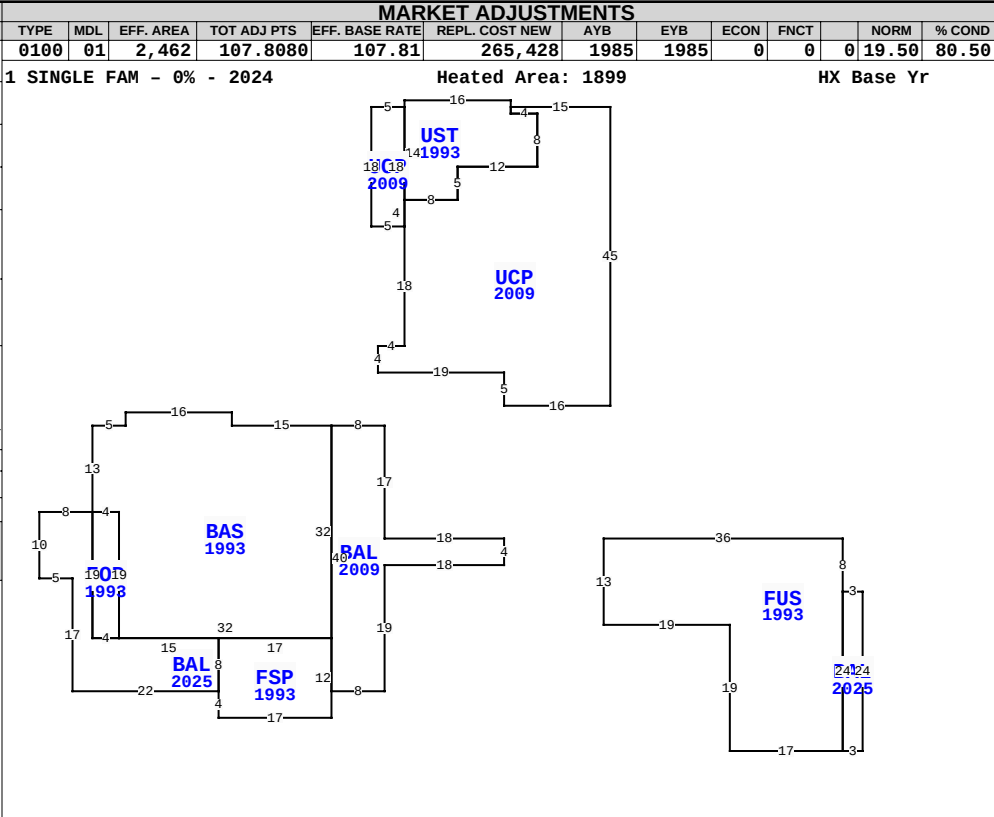
|        |       |  |  |       |         |
|--------|-------|--|--|-------|---------|
| TOTALS | 4,368 |  |  | 2,462 | 213,670 |
|--------|-------|--|--|-------|---------|

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 | 0 | 1.00     | UT | 3,500.00 | 3,500.00       | 100       | 1985    | 1985        | 3 | 56     | 1,960           |       |
| 2   | 0810       | CONCRETE A  | 0   | 0   | 0 | 0 | 2,196.00 | SF | 6.50     | 6.50           | 100       | 2004    | 2004        | 3 | 83     | 11,847          |       |

LAND DESCRIPTION

| 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   |     | R-3      | 100.00 | 120.00 | 100.00      | FF        |     | 1.00     | 1.00   | 1.00    | 6,000.00   | 6,000.00       | 600,000    |                             |      |         |      |     |    |        |
| 2   | 000100   | C   | RES                  | 0   |     | R-3      | 75.00  | 120.00 | 75.00       | FF        |     | 1.00     | 1.00   | 1.00    | 6,000.00   | 6,000.00       | 450,000    |                             |      |         |      |     |    |        |



|          |  |           |            |
|----------|--|-----------|------------|
| BLD DATE |  | LGL DATE  |            |
| XF DATE  |  | LAND DATE | 05/08/2025 |
| INC DATE |  | AG DATE   | MLU        |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | 13,807 |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--------|
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--------|

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | 13,807 |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--------|
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--------|

NASSAU COUNTY PROPERTY

| VALUATION BY              |           | STANDARD  |
|---------------------------|-----------|-----------|
| Tax Group: 2              | Tax Dist: |           |
| BUILDING MARKET VALUE     |           | 213,670   |
| TOTAL MARKET OB/XF VALUE  |           | 13,807    |
| TOTAL LAND VALUE - MARKET |           | 1,050,000 |
| TOTAL MARKET VALUE        |           | 1,277,477 |
| SOH/AGL Deduction         |           | 171,132   |
| ASSESSED VALUE            |           | 1,106,345 |
| TOTAL EXEMPTION VALUE     |           | 0         |
| BASE TAXABLE VALUE        |           | 1,106,345 |
| TOTAL JUST VALUE          |           | 1,277,477 |
| NCON VALUE                |           | 0         |
| INCOME VALUE              |           |           |
| PREVIOUS YEAR MKT VALUE   |           | 1,005,768 |

| PERMIT NUM  | DESCRIPTION | AMT    | ISSUED     |
|-------------|-------------|--------|------------|
| BLDR-2024-0 | DECK        | 60,000 | 08/22/2024 |
| 20102020    | H/AC        | 4,000  | 11/23/2010 |
| 20090992    | REPAIR/RRF  | 6,700  | 07/27/2009 |

| OFF RECORD Number | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|-------------------|------------|-----------|-----|-----|--------|------------|
| 2676/208          | 10/25/2023 | WD        | Q   | I   | 01     | 1,098,000  |

| SALES DATA                     |           |    |   |   |  |         |
|--------------------------------|-----------|----|---|---|--|---------|
| GRANTOR: EMBRY PAUL S & LINDA  |           |    |   |   |  |         |
| GRANTEE: MUSUMECI MARIANO JO   |           |    |   |   |  |         |
| 0768/0438                      | 8/13/1996 | WD | Q | I |  | 143,500 |
| GRANTOR: STEWART SAMUEL E JR T |           |    |   |   |  |         |
| GRANTEE: EMBRY PAUL & LINDA    |           |    |   |   |  |         |

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2009;ORIG=0,-20] N5 W19 N4 E4 N18 N4 E8 N5 E12 N8 W4 N1 E15 S45 W16 \$

BAS=[YR=1993;ORIG=-26,-17] W15 N2 W16 S2 W5 S13 E4 S19 E32 N32 \$

FUS=[YR=1993;ORIG=15,0] E36 S8 S24 W17 N19 W19 N13 \$

BAL=[YR=2009;ORIG=0,0] W18 N17 W8 S40 E8 N19 E18 N4 \$

BAL=[YR=2025;ORIG=-62,-4] W8 S10 E5 S17 E22 N8 W15 W4 N19 \$

UST=[YR=1993;ORIG=-15,-65] N1 E16 S2 E4 S8 W12 S5 W8 N14 \$

FSP=[YR=1993;ORIG=-43,23] S4 E17 N12 W17 S8 \$

UOP=[YR=2009;ORIG=-15,-47] W5 N18 E5 S18 \$

FOP=[YR=1993;ORIG=-58,15] N19 W4 S19 E4 \$

BAL=[YR=2025;ORIG=51,8] E3 S24 W3 N24 \$