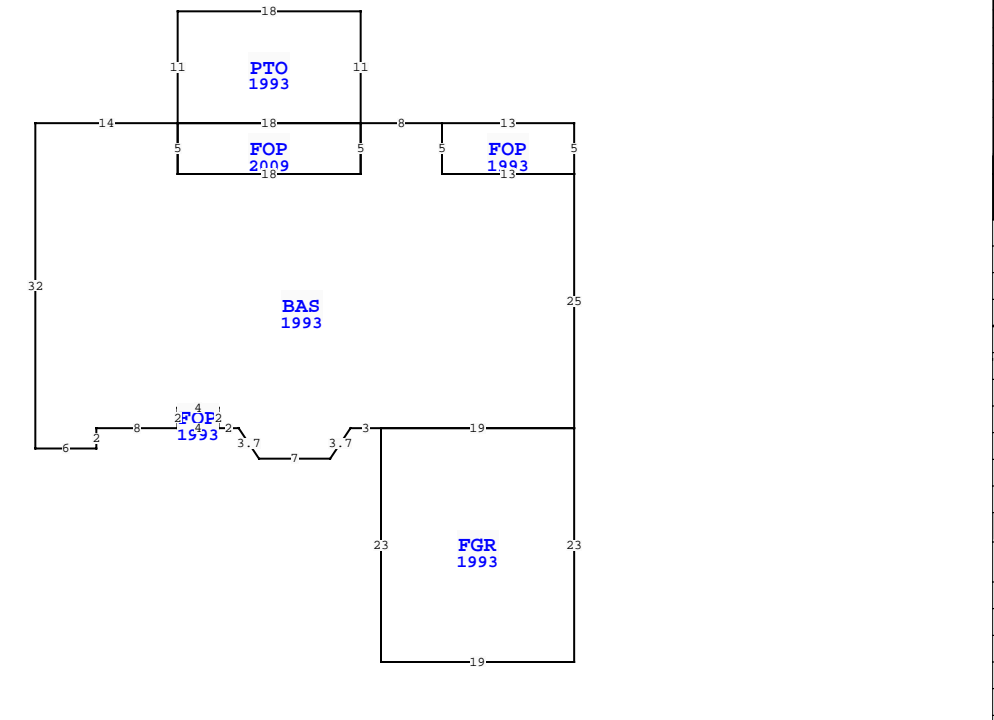


| BUILDING CHARACTERISTICS | |
|--------------------------|---------------------|
| ELEMENT | CD CONSTRUCTION |
| Exterior Wall | 05 AVERAGE 70 |
| Exterior Wall | 12 CEDAR 30 |
| Roof Structure | 03 GABLE/HIP 100 |
| Roof Cover | 03 COMP SHNGL 100 |
| Interior Wall | 05 DRYWALL 100 |
| Interior Floor | 14 CARPET 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 |
| BUD8 Adjustme | 02 DIST FB 100 |
| Occupancy | 00 NONE 100 |
| Quality | 06 Quality Level 06 |
| DOR CODE | 0100 SINGLE FAMILY |
| MAP NUM | MKT AREA 01 |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 0900 | 01 | 1,765 | 126.2700 | 166.68 | 294,190 | 1987 | 1995 | 0 | 0 | 14.33 | 85.67 |



| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---------------|------------------|-------------|------|--------------|----------------------|
| BAS | 1,466 | 100 | 1993 | 1,466 | 209,337 |
| FGR | 437 | 55 | 1993 | 240 | 34,271 |
| FOP | 8 | 30 | 1993 | 2 | 285 |
| FOP | 65 | 30 | 1993 | 20 | 2,856 |
| FOP | 90 | 30 | 2009 | 27 | 3,855 |
| PTO | 198 | 5 | 1993 | 10 | 1,428 |
| TOTALS | 2,264 | | | 1,765 | 252,033 |

| 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 | 0811 | CONCRETE B | 0 | 100 39 16 | 624.00 | SF | 5.20 | 5.20 | 100 | 1987 | 1987 | 3 | 49.5 | 1,606 | |
| 2 | 0810 | CONCRETE A | 0 | 100 45 3 | 135.00 | SF | 6.50 | 6.50 | 100 | 1987 | 1987 | 3 | 49.5 | 434 | |

| TOTAL OB/XF | | | | | | | | | | | |
|-------------|---------|----------|------------|-----------|---------|--|--|--|--|--|--|
| BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE | | | | | | |
| | | | 05/01/2025 | | MLU | | | | | | |

| LAND DESCRIPTION | |
|------------------|----------|
| L N | USE CODE |
| 1 | 000100 |

| 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 |
|----------------------|-----|------|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|
| RES | 100 | 0003 | R-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 180,000.00 | 180,000.00 | 180,000 |

| NASSAU COUNTY PROPERTY | | PAGE 1 of 1 | 2 |
|---------------------------|-------|-------------|----------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | | STANDARD |
| Tax Group: 2 | | Tax Dist: | |
| BUILDING MARKET VALUE | | | 252,033 |
| TOTAL MARKET OB/XF VALUE | | | 2,040 |
| TOTAL LAND VALUE - MARKET | | | 180,000 |
| TOTAL MARKET VALUE | | | 434,073 |
| SOH/AGL Deduction | | | 0 |
| ASSESSED VALUE | | | 434,073 |
| TOTAL EXEMPTION VALUE | HX HB | | 50,722 |
| BASE TAXABLE VALUE | | | 383,351 |
| TOTAL JUST VALUE | | | 434,073 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 406,769 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|--------|------------|
| 20111776 | REPAIR/RRF | 5,000 | 10/05/2011 |
| BP4190 | N/A | 38,200 | 03/02/1987 |

| SALES DATA | | | | | | |
|-------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 2706/198 | 4/04/2024 | WD Q | Q | I | 01 | 465,000 |

| |
|---------------------------------|
| GRANTOR: BOGARDT'S JAMES E |
| GRANTEE: MACDONALD KEVIN DAV |
| 2577/1750 7/14/2022 FJ U I 11 0 |
| GRANTOR: BOGARDT'S TERESA EST |
| GRANTEE: BOGARDT'S JAMES E & |

| BUILDING NOTES | |
|---|--|
| BUILDING DIMENSIONS | |
| FOP=[YR=1993] W13 BAS=[YR=1993] W8 PTO=[YR=1993] N11 W18 S11 | |
| FOP=[YR=2009] S5 E18 N5 W18\$ E18\$ S5 W18 N5 W14 S32 E6N2 E8 | |
| FOP=[YR=1993] E4 N2 W4 S2\$ N2 E4 S2 E2 D3 R2 E7 R2 U3 E3 | |
| FGR=[YR=1993] S23 E19N23 W19\$ E19 N25 W13 N5\$ S5E13 N5\$. | |