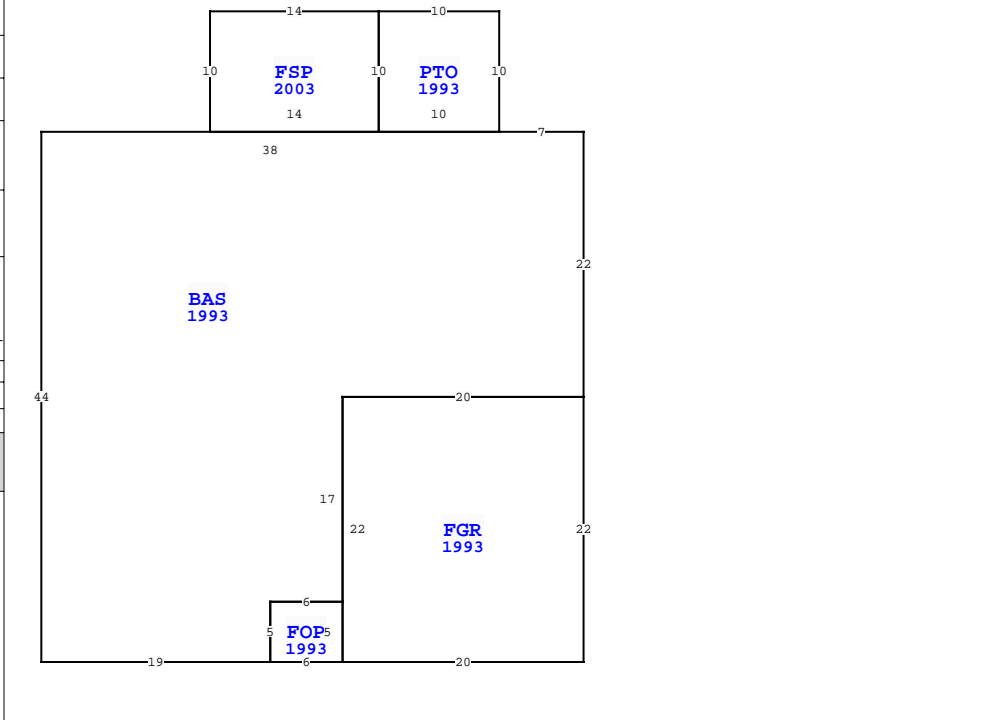


| BUILDING CHARACTERISTICS | |
|--------------------------|-------------------|
| ELEMENT | CD CONSTRUCTION |
| Exterior Wall | 05 AVERAGE 80 |
| Exterior Wall | 12 CEDAR 20 |
| Roof Structure | 03 GABLE/HIP 100 |
| Roof Cover | 03 COMP SHNGL 100 |
| Interior Wall | 05 DRYWALL 100 |
| Interior Floor | 14 CARPET 80 |
| Interior Floor | 11 CLAY TILE 20 |
| 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 |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 0900 | 01 | 1,822 | 127.4200 | 168.19 | 306,442 | 1989 | 1989 | 0 | 0 | 16.30 | 83.70 |



| NASSAU COUNTY PROPERTY | | | |
|---------------------------|--|--------------|--|
| VALUATION SUMMARY | | PAGE 1 of 1 | |
| VALUATION BY | | STANDARD | |
| Tax Group: 2 | | Tax Dist: | |
| BUILDING MARKET VALUE | | 256,492 | |
| TOTAL MARKET OB/XF VALUE | | 4,286 | |
| TOTAL LAND VALUE - MARKET | | 180,000 | |
| TOTAL MARKET VALUE | | 440,778 | |
| SOH/AGL Deduction | | 258,766 | |
| ASSESSED VALUE | | 182,012 | |
| TOTAL EXEMPTION VALUE | | HX HB 50,722 | |
| BASE TAXABLE VALUE | | 131,290 | |
| TOTAL JUST VALUE | | 440,778 | |
| NCON VALUE | | 0 | |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | 412,619 | |

| Quality | | | | | |
|--------------------------|------------------|-------------|------|--------------|----------------------|
| DOR CODE | MAP AREA | | | | |
| 06 | Quality Level 06 | | | | |
| 0100 | SINGLE FAMILY | | | | |
| MAP NUM | MKT AREA | | | | |
| | 01 | | | | |
| NEIGHBORHOOD/LOC 1046.00 | | | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS | 1,510 | 100 | 1993 | 1,510 | 212,570 |
| FGR | 440 | 55 | 1993 | 242 | 34,068 |
| FOP | 30 | 30 | 1993 | 9 | 1,267 |
| FSP | 140 | 40 | 2003 | 56 | 7,884 |
| PTO | 100 | 5 | 1993 | 5 | 704 |
| TOTALS | 2,220 | | | 1,822 | 256,492 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|--------|------------|
| 20070059 | REPAIR/RRF | 6,200 | 01/12/2007 |
| B033598 | ADDITION | 7,000 | 08/01/2003 |
| 5411 | NEW CONSTR | 67,550 | 06/06/1989 |

| SALES DATA | | | | | | |
|--------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1014/1905 | 10/22/2001 | WD Q | Q | I | | 142,900 |
| GRANTOR: LEBLANC JAMES A & CHR | | | | | | |
| GRANTEE: RASER WILLIAM J & L | | | | | | |
| 0702/1220 | 4/18/1994 | WD Q | Q | I | | 89,900 |
| GRANTOR: HUGHES JOSEPH A & MAR | | | | | | |
| GRANTEE: LEBLANC JAMES A & C | | | | | | |

| 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 | 100 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1989 | 1989 | 3 | 64 | 2,240 | |
| 2 | 0811 | CONCRETE B | 0 | 100 | 0 | 722.00 | SF | 5.20 | 5.20 | 100 | 1989 | 1989 | 3 | 54.5 | 2,046 | |

| BUILDING NOTES | | | |
|----------------|--|--|--|
| BLD DATE | | | |
| XF DATE | | | |
| LGL DATE | | | |
| LAND DATE | | | |
| AG DATE | | | |
| 05/01/2025 MLU | | | |

| BUILDING DIMENSIONS | | | | | | | | | | | | | | |
|---|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1993] W7 PTO=[YR=1993] N10 W10 FSP=[YR=2003] W14 S10 E14 N10 \$ S10 E10 \$ W38 S44 E19 FOP=[YR=1993] E6 FGR=[YR=1993] E20 N22 W20 S22 \$ N5 W6 S5 \$ N5 E6 N17 E20 N22 \$. | | | | | | | | | | | | | | |

| 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 | | R-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 180,000.00 | 180,000.00 | 180,000 | | | | | | | |