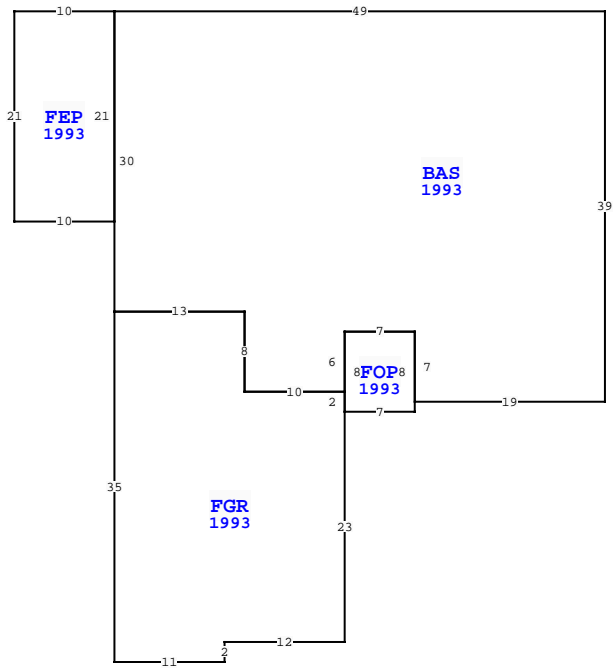


| BUILDING CHARACTERISTICS | | |
|--------------------------|------------------|------------------|
| ELEMENT | CD | CONSTRUCTION |
| Exterior Wall | 10 | ABOVE AVG 60 |
| Exterior Wall | 12 | CEDAR 40 |
| Roof Structure | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floor | 12 | HARDWOOD 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 |
| Quality | 05 | Quality Level 05 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 01 |
| NEIGHBORHOOD/LOC | | 1030.00 |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE |
| BAS | 1,735 | 100 |
| FEP | 210 | 80 |
| FGR | 701 | 55 |
| FOP | 56 | 30 |
| TOTALS | 2,702 | |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 0900 | 01 | 2,306 | 128.0664 | 169.05 | 389,829 | 1991 | 2000 | 0 | 0 | 11.70 | 88.30 |
| 1 SNGL FAM - 100% - 2025 Heated Area: 1735 HX Base Yr 2025 | | | | | | | | | | | |



| NASSAU COUNTY PROPERTY | | | |
|---------------------------|-------|--|-------------|
| VALUATION SUMMARY | | | PAGE 1 of 1 |
| VALUATION BY | | | STANDARD |
| Tax Group: 2 | | | Tax Dist: |
| BUILDING MARKET VALUE | | | 344,219 |
| TOTAL MARKET OB/XF VALUE | | | 9,388 |
| TOTAL LAND VALUE - MARKET | | | 200,000 |
| TOTAL MARKET VALUE | | | 553,607 |
| SOH/AGL Deduction | | | 0 |
| ASSESSED VALUE | | | 553,607 |
| TOTAL EXEMPTION VALUE | HX HB | | 50,722 |
| BASE TAXABLE VALUE | | | 502,885 |
| TOTAL JUST VALUE | | | 553,607 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 456,287 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|--------|------------|
| 6426 | NEW CONSTR | 94,000 | 03/19/1991 |

| SALES DATA | | | | | | |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2713/829 | 5/01/2024 | WD Q | Q | I | 02 | 710,000 |
| GRANTOR: SELLENTIN JOHN A & CY | | | | | | |
| GRANTEE: ALLEN ANGELA COOPER | | | | | | |
| 2532/0327 | 1/25/2022 | WD Q | Q | I | 02 | 511,900 |
| GRANTOR: ZILLOW HOMES PROPERTY | | | | | | |
| GRANTEE: SELLENTIN JOHN A & | | | | | | |

| EXTRA FEATURES | | | | | | | | | | | |
|----------------|------------|-------------|---------|-----|----|----------|----|----------|----------------|-----------|---------|
| L N | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1991 |
| 2 | 0810 | CONCRETE A | 0 | 100 | 0 | 1,761.00 | SF | 6.50 | 6.50 | 100 | 1991 |
| 3 | 0810 | CONCRETE A | 0 | 100 | 17 | 51.00 | SF | 6.50 | 6.50 | 100 | 1991 |

| TOTAL OB/XF | | | | | | | | | | | |
|-------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|------|
| 9,388 | | | | | | | | | | | |
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T |
| 1 | 000100 | C | RES | 100 | | R-1 | 0.00 | 0.00 | 1.00 | UT | 1.00 |

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

| BUILDING DIMENSIONS | | | | | | | | | | | |
|---|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1993] W49 FEP=[YR=1993] W10 S21 E10 N21 \$ S30 | | | | | | | | | | | |
| FGR=[YR=1993] S35 E11 N2 E12 N23 FOP=[YR=1993] E7 N8 W7 S8 \$ N2 W10 N8 W13 \$ E13 S8 E10 N6 E7 S7 E19 N39 \$. | | | | | | | | | | | |

| LAND DESCRIPTION | | | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|------|
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T |
| 1 | 000100 | C | RES | 100 | | R-1 | 0.00 | 0.00 | 1.00 | UT | 1.00 |