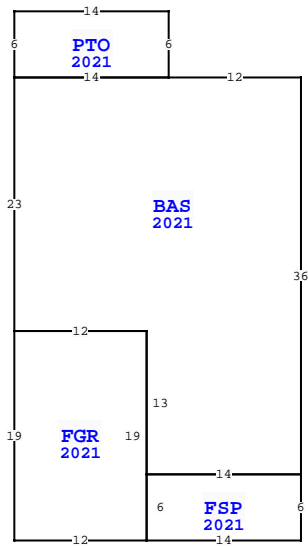


| BUILDING CHARACTERISTICS | | |
|--------------------------|------------------|------------------|
| ELEMENT | CD | CONSTRUCTION |
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 06 | Quality Level 06 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 01 |
| NEIGHBORHOOD/LOC | | 1022.00 |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE |
| BAS | 780 | 100 |
| FGR | 228 | 55 |
| FSP | 84 | 40 |
| FUS | 936 | 100 |
| PTO | 84 | 5 |
| TOTALS | 2,112 | |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 0900 | 01 | 1,879 | 140.8750 | 185.96 | 349,419 | 2021 | 2021 | 0 | 0 | 1.00 | 99.00 |
| 1 SNGL FAM - 100% - 2022 Heated Area: 1716 HX Base Yr 2022 | | | | | | | | | | | |



| NASSAU COUNTY PROPERTY | | | |
|---------------------------|-----------|--|-------------|
| VALUATION SUMMARY | | | PAGE 1 of 1 |
| VALUATION BY | | | STANDARD |
| Tax Group: 2 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 345,925 |
| TOTAL MARKET OB/XF VALUE | | | 6,205 |
| TOTAL LAND VALUE - MARKET | | | 150,000 |
| TOTAL MARKET VALUE | | | 502,130 |
| SOH/AGL Deduction | | | 138,817 |
| ASSESSED VALUE | | | 363,313 |
| TOTAL EXEMPTION VALUE | HX HB | | 50,722 |
| BASE TAXABLE VALUE | | | 312,591 |
| TOTAL JUST VALUE | | | 502,130 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 485,474 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-------|------------|
| 20230054 | 911 6*14 | 8,000 | 02/01/2023 |
| 20200624 | CO ISSUED | 0 | 10/28/2021 |
| 20200624 | NEW CONSTR | 0 | 11/09/2020 |

| SALES DATA | | | | | | |
|--------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2508/1762 | 10/20/2021 | WD | Q | I | 01 | 317,700 |
| GRANTOR: NEW ATLANTIC BUILDERS | | | | | | |
| GRANTEE: HIBDON TIMOTHY A & | | | | | | |
| 2250/1099 | 1/15/2019 | WD | Q | V | 01 | 70,000 |
| GRANTOR: SIMMONS 9 LLC | | | | | | |
| GRANTEE: NEW ATLANTIC BUILDERS | | | | | | |

| 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 | 252.00 | SF | 10.00 | 10.00 | 100 | 2021 | 2021 | 3 | 99 | 2,495 | |
| 2 | 0912 | SCRN RM G | 0 | 100 | 14 | 84.00 | SF | 20.00 | 20.00 | 100 | 2024 | 2023 | | 97 | 1,630 | |
| 3 | 0855 | CONC PAVER | 0 | 100 | 0 | 208.00 | SF | 10.00 | 10.00 | 100 | 2024 | 2023 | | 100 | 2,080 | |
| TOTALS | | | | | | | | | | | | | | | 6,205 | |

| BLD DATE | | LGL DATE | |
|----------|----------|------------|---------|
| XF DATE | INC DATE | LAND DATE | AG DATE |
| | | 03/26/2024 | MLU |

| BUILDING NOTES | |
|---|--|
| BUILDING DIMENSIONS | |
| FUS=[YR=2021;ORIG=30,0] E26 S36 W26 N36 \$ | |
| BAS=[YR=2021;ORIG=0,0] W12 W14 S23 E12 S13 E14 N36 \$ | |
| FGR=[YR=2021;ORIG=-26,23] S19 E12 N19 W12 \$ | |
| FSP=[YR=2021;ORIG=-14,42] E14 N6 W14 S6 \$ | |
| PTO=[YR=2021;ORIG=-12,0] N6 W14 S6 E14 \$ | |
| PTR=[ORIG=0,0] E30 W30 \$ | |

| 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 | 100 | | R-2 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 150,000.00 | 150,000.00 | 150,000 | | | | | | | |