

| BUILDING CHARACTERISTICS |                  | CONSTRUCTION  |      |
|--------------------------|------------------|---------------|------|
| ELEMENT                  | CD               |               |      |
| Exterior Wall            | 10               | ABOVE AVG     | 100  |
| Roof Structur            | 03               | GABLE/HIP     | 100  |
| Roof Cover               | 03               | COMP SHNGL    | 100  |
| Interior Wall            | 05               | DRYWALL       | 100  |
| Interior Floor           | 12               | HARDWOOD      | 60   |
| Interior Floor           | 14               | CARPET        | 40   |
| Air Condition            | 03               | CENTRAL       | 100  |
| Heating Type             | 04               | AIR DUCTED    | 100  |
| Bedrooms                 |                  | 4             | 100  |
| Bathrooms                |                  | 3.5           | 100  |
| Frame                    | 02               | WOOD FRAME    | 100  |
| Stories                  | 2.               | 2.            | 100  |
| Units                    | 0                | 0             | 100  |
| Occupancy                | 00               | NONE          | 100  |
| Quality                  | 05               | Quality Level | 05   |
| DOR CODE                 | 0100             | SINGLE FAMILY |      |
| MAP NUM                  |                  | MKT AREA      | 01   |
| NEIGHBORHOOD/LOC         | 1047.00          |               |      |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE   | YEAR |
| BAS                      | 1,781            | 100           | 2004 |
| DCK                      | 374              | 10            | 2013 |
| FGR                      | 576              | 55            | 2004 |
| FOP                      | 96               | 30            | 2004 |
| FOP                      | 267              | 30            | 2004 |
| FUS                      | 1,231            | 100           | 2004 |
| STP                      | 16               | 10            | 2013 |
| STR                      | 16               | 10            | 2013 |
| TOTALS                   | 4,357            |               |      |

| MARKET ADJUSTMENTS |          |           |             |                |                |                 |     |      |      |      |        |  |
|--------------------|----------|-----------|-------------|----------------|----------------|-----------------|-----|------|------|------|--------|--|
| TYPE               | MDL      | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB             | EYB | ECON | FNCT | NORM | % COND |  |
| 1                  | SFR CUST | - 100%    | - 2021      |                |                |                 |     |      |      |      |        |  |
| Heated Area: 3012  |          |           |             |                |                | HX Base Yr 2021 |     |      |      |      |        |  |
|                    |          |           |             |                |                |                 |     |      |      |      |        |  |

| NASSAU COUNTY PROPERTY   |             |           |                | PAGE 1 of 1 | 2          |
|--|-------------|-----------|----------------|-------------|------------|
| VALUATION SUMMARY  |             |           |                |             |            |
| VALUATION BY   |             | STANDARD  |                |             |            |
| Tax Group: 2   |             | Tax Dist: |                |             |            |
| BUILDING MARKET VALUE  |             | 612,886   |                |             |            |
| TOTAL MARKET OB/XF VALUE   |             | 8,529     |                |             |            |
| TOTAL LAND VALUE - MARKET  |             | 175,000   |                |             |            |
| TOTAL MARKET VALUE   |             | 796,415   |                |             |            |
| SOH/AGL Deduction  |             | 337,673   |                |             |            |
| ASSESSED VALUE   |             | 458,742   |                |             |            |
| TOTAL EXEMPTION VALUE  |             | 50,722    |                | HX HB       |            |
| BASE TAXABLE VALUE   |             | 408,020   |                |             |            |
| TOTAL JUST VALUE   |             | 796,415   |                |             |            |
| NCON VALUE   |             | 0         |                |             |            |
| INCOME VALUE   |             |           |                |             |            |
| PREVIOUS YEAR MKT VALUE  |             | 768,734   |                |             |            |
| PERMIT NUM   | DESCRIPTION | AMT       | ISSUED         |             |            |
| B0040057   | NEW CONSTR  | 200,000   | 01/14/2004     |             |            |
| <b>SALES DATA</b>  |             |           |                |             |            |
| OFF RECORD Number  | DATE        | TYPE INST | Q / V / I / CD | RSN CD      | SALE PRICE |
| 2219/1405  | 8/24/2018   | WD Q      | I              | 01          | 414,000    |
| GRANTOR: MASON SUSAN R   |             |           |                |             |            |
| GRANTEE: MONTGOMERY CARY JOS   |             |           |                |             |            |
| 1162/0312  | 8/13/2003   | WD Q      | V              |             | 59,000     |
| GRANTOR: SANDCASTLE INNOVATION   |             |           |                |             |            |
| GRANTEE: MASON DAVID B & SUS   |             |           |                |             |            |
| <b>BUILDING NOTES</b>  |             |           |                |             |            |
| <b>BUILDING DIMENSIONS</b>   |             |           |                |             |            |
| DCK=[YR=2013] U4 L5 W15 S4 STR=[YR=2013] W4 S4 E4 N4\$ S8<br>BAS=[YR=2004] W3 N2 W9 S2W3 N2 W34 S34 FOP=[YR=2004] S11 E14<br>S3 E9 N3 E13 FGR=[YR=2004] S4 E24 N24 W24 S20 \$ N5 W23 N6 W2<br>S2 W9 N2 W2\$ E2 S2 E9 N2 E2 S6 E23 N15 E21 N11 FOP=[YR=2004]<br>N12 W8 S12 E8\$ W8 N12\$ E8 S12 E7 STP=[YR=2013] S4E4N4W4\$ E5<br>N20\$ PTR=E20 FUS=[YR=2004] E19 N14 E24 S23 W3 S24 W11 N14 W6<br>S2 W14 N16 W5 S13 W4 N18\$ W20\$ . |             |           |                |             |            |

| 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              | 0811       | CONCRETE B  | 0       | 100 | 0 | 0     |    |       | 660.00         | SF        | 5.20     | 5.20        | 100   | 2004   | 2004            | 3     | 83      | 2,849 |  |  |  |  |  |
| 2              | 0810       | CONCRETE A  | 0       | 100 | 0 | 0     |    |       | 142.00         | SF        | 6.50     | 6.50        | 100   | 2004   | 2004            | 3     | 83      | 766   |  |  |  |  |  |
| 3              | 0500       | FP-PRE FAB  | 0       | 100 | 0 | 0     |    |       | 1.00           | UT        | 3,500.00 | 3,500.00    | 100   | 2004   | 2004            | 3     | 87      | 3,045 |  |  |  |  |  |
| 4              | 1076       | TRELLIS A   | 0       | 100 | 8 | 12    |    |       | 96.00          | SF        | 7.50     | 7.50        | 100   | 2009   | 2009            | 3     | 52      | 374   |  |  |  |  |  |
| 5              | 1076       | TRELLIS A   | 0       | 100 | 8 | 12    |    |       | 96.00          | SF        | 7.50     | 7.50        | 100   | 2009   | 2009            | 3     | 52      | 374   |  |  |  |  |  |
| 6              | 0855       | CONC PAVER  | 0       | 100 | 0 | 0     |    |       | 180.00         | SF        | 7.00     | 7.00        | 100   | 2009   | 2009            | 3     | 89      | 1,121 |  |  |  |  |  |
| TOTALS         |            |             |         |     |   |       |    |       |                |           |          |             | 4,357 |        |                 | 3,479 | 612,886 |       |  |  |  |  |  |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |     |        | TOTAL OB/XF |            |                |            | 8,529                       |      |         |      |     |    |        |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|--------|-------------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | % 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        | 175,000.00 | 175,000.00     | 175,000    |                             |      |         |      |     |    |        |