

| BUILDING CHARACTERISTICS | | |
|--------------------------|------------------|------------------|
| ELEMENT | CD | CONSTRUCTION |
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floor | 14 | CARPET 60 |
| Interior Floor | 11 | CLAY TILE 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 5 100 |
| Bathrooms | | 4 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Quality | 04 | Quality Level 04 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 03 |
| NEIGHBORHOOD/LOC | | 3021.00 |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE |
| BAS | 2,432 | 100 |
| FEP | 161 | 80 |
| FGR | 466 | 55 |
| FOP | 81 | 30 |
| FUS | 492 | 100 |
| PTO | 15 | 5 |
| PTO | 133 | 5 |
| TOTALS | 3,780 | |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 0500 | 11 | 3,341 | 142.3277 | 224.88 | 751,324 | 2002 | 2002 | 0 | 0 | 11.00 | 89.00 |

1 SFR CUST - 0% - 0 Heated Area: 2924 HX Base Yr

| NASSAU COUNTY PROPERTY | | PAGE 1 of 1 | 8 |
|---------------------------|--|-------------|---|
| VALUATION SUMMARY | | | |
| VALUATION BY | | STANDARD | |
| Tax Group: 8 | | Tax Dist: | |
| BUILDING MARKET VALUE | | 668,678 | |
| TOTAL MARKET OB/XF VALUE | | 5,835 | |
| TOTAL LAND VALUE - MARKET | | 175,000 | |
| TOTAL MARKET VALUE | | 849,513 | |
| SOH/AGL Deduction | | 126,170 | |
| ASSESSED VALUE | | 723,343 | |
| TOTAL EXEMPTION VALUE | | 0 | |
| BASE TAXABLE VALUE | | 723,343 | |
| TOTAL JUST VALUE | | 849,513 | |
| NCON VALUE | | 0 | |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | 819,318 | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|---------|------------|
| B23456 | REMODEL | 16,000 | 04/01/2010 |
| B0108697 | NEW CONSTR | 205,811 | 08/01/2001 |

| SALES DATA | | | | | | |
|-------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2295/1960 | 8/06/2019 | WD Q | Q | I | 01 | 515,000 |

GRANTOR: CROSS ANN R M
GRANTEE: COASTAL RENTS LLC
1185/1195 10/31/2003 TD Q I 447,500
GRANTOR: ROBINSON PENELOPE G &
GRANTEE: CROSS MICHAEL J & 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 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2002 |
| 2 | 0810 | CONCRETE A | 0 | 0 | 0 | 456.00 | SF | 6.50 | 6.50 | 100 | 2002 |
| 3 | 0810 | CONCRETE A | 0 | 0 | 0 | 94.00 | SF | 6.50 | 6.50 | 100 | 2002 |

| TOTAL OB/XF | | | | | | | | | | | |
|-------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|-----------|------|
| 5,835 | | | | | | | | | | | |
| 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 | 0 | 0003 | PUD | 0.00 | 0.00 | 1.00 | LT | 1.00 |

| BUILDING NOTES | |
|----------------|--|
| | |

| BUILDING DIMENSIONS | |
|---|--|
| BAS=[YR=2002] W17 PTO=[YR=2010] N7W19S7E19 \$FEP=[YR=2010] W19S4E6 D3 R3 S5E10N12 \$ S12 W10 N5 U3 L3 W6 N4 W20 PTO=[YR=2010] N5W3S5E3\$ W4 S30 FGR=[YR=2002] S26 E20 N20 W9 N6 W11 \$ E11 S6 E9 S12 E8 FOP=[YR=2002] S6 E12 N3 W3N6 W6 S3 W3\$ E3 N3 E6 S6 E12 N3 E11 N48\$ PTR=E15 FUS=[YR=2002] E3 N26 E16 S30 W19 N4 \$ W15\$. | |

| 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 | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
| 1 | 000100 | C | RES | 0 | 0003 | PUD | 0.00 | 0.00 | 1.00 | LT | 1.00 | 1.00 | 1.00 | 175,000.00 | 175,000.00 | 175,000 | | | | | | | |