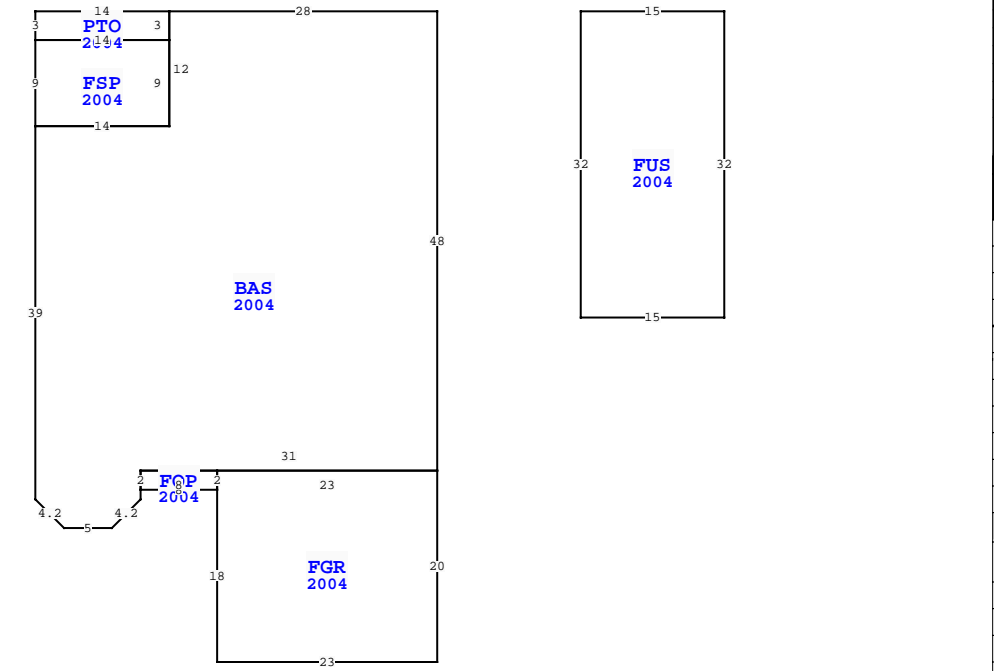




| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|------------------|------|
| ELEMENT | CD | | |
| Exterior Wall | 05 | AVERAGE 80 | |
| Exterior Wall | 16 | WD FR STUC 20 | |
| Roof Structure | 03 | GABLE/HIP 100 | |
| Roof Cover | 03 | COMP SHNGL 100 | |
| Interior Wall | 05 | DRYWALL 100 | |
| Interior Floor | 14 | CARPET 70 | |
| Interior Floor | 11 | CLAY TILE 30 | |
| Air Condition | 03 | CENTRAL 100 | |
| Heating Type | 04 | AIR DUCTED 100 | |
| Bedrooms | | 4 100 | |
| Bathrooms | | 3 100 | |
| Frame | 02 | WOOD FRAME 100 | |
| Stories | 1.5 | 1.5 100 | |
| Units | | 0 100 | |
| Occupancy | 00 | NONE 100 | |
| Quality | 06 | Quality Level 06 | |
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4044.00 | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 1,905 | 100 | 2004 |
| FGR | 460 | 55 | 2004 |
| FOP | 16 | 30 | 2004 |
| FSP | 126 | 40 | 2004 |
| FUS | 480 | 100 | 2004 |
| PTO | 42 | 5 | 2004 |
| TOTALS | 3,029 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|-----------------------------------|------------|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 1 | SINGLE FAM | - 100% | - 2022 | | 331,754 | 2004 | 2004 | 0 | 0 | 0 | 9.80 |
| Heated Area: 2385 HX Base Yr 2022 | | | | | | | | | | | |



| NASSAU COUNTY PROPERTY | | PAGE 1 of 1 | 4 |
|---------------------------|-----------|-------------|----------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | | STANDARD |
| Tax Group: 4 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 299,242 |
| TOTAL MARKET OB/XF VALUE | | | 5,816 |
| TOTAL LAND VALUE - MARKET | | | 65,000 |
| TOTAL MARKET VALUE | | | 370,058 |
| SOH/AGL Deduction | | | 49,184 |
| ASSESSED VALUE | | | 320,874 |
| TOTAL EXEMPTION VALUE | HX HB | | 50,722 |
| BASE TAXABLE VALUE | | | 270,152 |
| TOTAL JUST VALUE | | | 370,058 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 356,728 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|---------|------------|
| B0412400 | NEW CONSTR | 161,836 | 03/01/2004 |

| SALES DATA | | | | | | |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 2431/0152 | 2/03/2021 | WD | Q | I | 01 | 277,500 |
| GRANTOR: ACKERMAN DEBRA J | | | | | | |
| GRANTEE: BECKER BENJAMIN P & | | | | | | |
| 1910/1980 | 3/20/2014 | SW | Q | I | 02 | 197,000 |
| GRANTOR: FEDERAL HOME LOAN MOR | | | | | | |
| GRANTEE: ACKERMAN DEBRA J | | | | | | |

| 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 |
| 1 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | 3,500.00 | 100 | 2004 | 2004 |
| 2 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 642.00 | 5.20 | 100 | 2004 | 2004 |

| TOTAL OB/XF | | | | | | | | | | | |
|-------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|-----------|-----|
| 5,816 | | | | | | | | | | | |
| 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 | 0003 | PUD | 0.00 | 0.00 | 1.00 | LT | |

| BUILDING NOTES | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2004] W28 PTO=[YR=2004] W14 S3 FSP=[YR=2004] S9 E14 N9 W14 \$ E14 N3 \$ S12 W14 S39 D3 R3 E5 U3 R3 N1 FOP=[YR=2004] E8 FGR=[YR=2004] S18 E23 N20 W23 S2 \$ N2 W8 S2 \$ N2 E31 N48 \$ PTR= E15 FUS=[YR=2004] E15 S32 W15 N32 \$W15 \$. | | | | | | | | | | | |

| BUILDING DIMENSIONS | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2004] W28 PTO=[YR=2004] W14 S3 FSP=[YR=2004] S9 E14 N9 W14 \$ E14 N3 \$ S12 W14 S39 D3 R3 E5 U3 R3 N1 FOP=[YR=2004] E8 FGR=[YR=2004] S18 E23 N20 W23 S2 \$ N2 W8 S2 \$ N2 E31 N48 \$ PTR= E15 FUS=[YR=2004] E15 S32 W15 N32 \$W15 \$. | | | | | | | | | | | |

| 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 | 0003 | PUD | 0.00 | 0.00 | 1.00 | LT | |