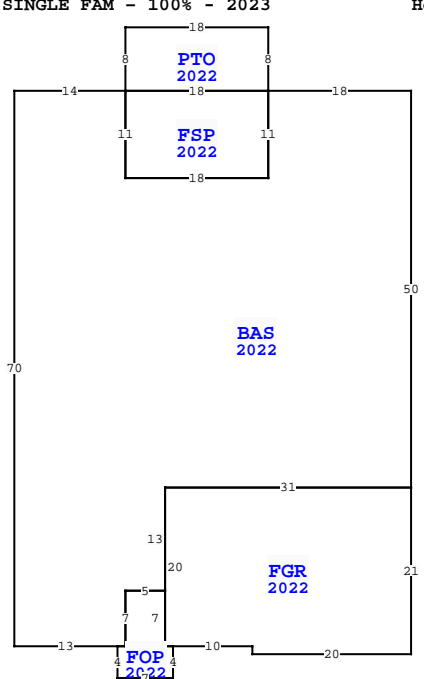


| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|---------------|------|
| ELEMENT | CD | | |
| Exterior Wall | 31 | HARDIE BRD | 100 |
| Roof Structur | 03 | GABLE/HIP | 100 |
| Roof Cover | 03 | COMP SHNGL | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floo | 11 | CLAY TILE | 80 |
| Interior Floo | 14 | CARPET | 20 |
| Air Condition | 03 | CENTRAL | 100 |
| Heating Type | 04 | AIR DUCTED | 100 |
| Bedrooms | | 4 | 100 |
| Bathrooms | | 3 | 100 |
| Frame | 02 | WOOD FRAME | 100 |
| Stories | 1. | 1. | 100 |
| Units | | 0 | 100 |
| Occupancy | 00 | NONE | 100 |
| Quality | 03 | Quality Level | 03 |
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 05 |
| NEIGHBORHOOD/LOC | 5020.00 | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 2,647 | 100 | 2022 |
| FGR | 640 | 55 | 2022 |
| FOP | 63 | 30 | 2022 |
| FSP | 198 | 40 | 2022 |
| PTO | 144 | 5 | 2022 |
| TOTALS | 3,692 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 0100 | 01 | 3,104 | 109.8480 | 109.85 | 340,974 | 2022 | 2022 | 0 | 0 | 0.50 | 99.50 |
| 1 SINGLE FAM - 100% - 2023 Heated Area: 2647 HX Base Yr 2023 | | | | | | | | | | | |



| NASSAU COUNTY PROPERTY | | PAGE 1 of 1 | 4 |
|---------------------------|-----------|-------------|----------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | | STANDARD |
| Tax Group: 4 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 339,269 |
| TOTAL MARKET OB/XF VALUE | | | 15,446 |
| TOTAL LAND VALUE - MARKET | | | 60,000 |
| TOTAL MARKET VALUE | | | 414,715 |
| SOH/AGL Deduction | | | 2,870 |
| ASSESSED VALUE | | | 411,845 |
| TOTAL EXEMPTION VALUE | HX HB | | 50,722 |
| BASE TAXABLE VALUE | | | 361,123 |
| TOTAL JUST VALUE | | | 414,715 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 404,657 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|---------|------------|
| 22001116 | CO ISSUED | 0 | 10/20/2022 |
| 22001116 | NEW CONSTR | 439,410 | 01/19/2022 |

| SALES DATA | | | | | | |
|--------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 2598/1939 | 10/26/2022 | SW | Q | I | 02 | 470,000 |
| GRANTOR: LENNAR HOMES LLC | | | | | | |
| GRANTEE: BATISTE KELLY ARLEN | | | | | | |
| 2512/0731 | 11/03/2021 | SW | Q | V | 05 | 1,808,100 |
| GRANTOR: THREE RIVERS DEVELOPE | | | | | | |
| GRANTEE: LENNAR HOMES LLC | | | | | | |

| 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 | 825.00 | SF | 10.00 | 10.00 | 100 | 2022 | 2022 | 3 | 99 | 8,168 | |
| 2 | 0855 | CONC PAVER | 0 | 100 | 20 | 100.00 | SF | 10.00 | 10.00 | 100 | 2022 | 2022 | 3 | 99 | 990 | |
| 3 | 0462 | ST/AL FNC | 0 | 100 | 120 | 600.00 | SF | 10.00 | 10.00 | 100 | 2022 | 2022 | 3 | 95 | 5,700 | |
| 4 | 0463 | FENCE GATE | 0 | 100 | 0 | 2.00 | UT | 300.00 | 300.00 | 100 | 2022 | 2022 | 3 | 98 | 588 | |

| BLD DATE | | LGL DATE | |
|----------|----------|------------|---------|
| XF DATE | INC DATE | LAND DATE | AG DATE |
| | | 04/03/2025 | MLU |

| BUILDING NOTES | |
|---|--|
| BAS=[YR=2022] W18 PTO=[YR=2022] N8 W18 S8 E18\$ FSP=[YR=2022] W18 S11 E18 N11\$ S11 W18 N11 W14 S70 E13 FOP=[YR=2022] S4 E7 N4 FGR=[YR=2022] E10 S1 E20 N21 W31 S20 E1\$ W1 N7 W5 S7 W1\$ E1 N7 E5 N13 E31 N50 \$. | |

| 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 | DPH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
| 1 | 000135 | C | RES NATURAL | 100 | | PUD | 60.00 | 125.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 60,000.00 | 60,000.00 | 60,000 | | | | | | | |