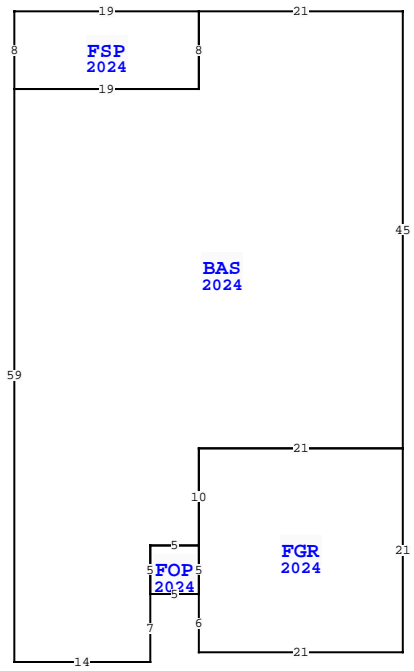


| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|---------------|------|
| ELEMENT | CD | | |
| Exterior Wall | 31 | HARDIE BRD | 100 |
| Roof Structur | 03 | GABLE/HIP | 100 |
| Roof Cover | 03 | COMP SHNGL | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floo | 11 | CLAY TILE | 50 |
| Interior Floo | 14 | CARPET | 50 |
| Air Condition | 03 | CENTRAL | 100 |
| Heating Type | 04 | AIR DUCTED | 100 |
| Bedrooms | | 3 | 100 |
| Bathrooms | | 3 | 100 |
| Frame | 02 | WOOD FRAME | 100 |
| Stories | 1. | 1. | 100 |
| Units | | 0 | 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 | 2,006 | 100 | 2024 |
| FGR | 441 | 55 | 2024 |
| FOP | 25 | 30 | 2024 |
| FSP | 152 | 40 | 2024 |
| TOTALS | 2,624 | | |

| 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% | - 2024 | | 266,918 | 2023 | 2023 | 0 | 0 | 0.00 | 100.00 |
| | | | | | Heated Area: 2006 | | | | | | |
| | | | | | HX Base Yr 2024 | | | | | | |



| NASSAU COUNTY PROPERTY | | | PAGE 1 of 1 |
|---------------------------|-------|-----------|-------------|
| VALUATION SUMMARY | | | 4 |
| VALUATION BY | | | STANDARD |
| Tax Group: 4 | | Tax Dist: | |
| BUILDING MARKET VALUE | | | 266,918 |
| TOTAL MARKET OB/XF VALUE | | | 6,310 |
| TOTAL LAND VALUE - MARKET | | | 60,000 |
| TOTAL MARKET VALUE | | | 333,228 |
| SOH/AGL Deduction | | | 142,756 |
| ASSESSED VALUE | | | 190,472 |
| TOTAL EXEMPTION VALUE | HX HB | | 50,722 |
| BASE TAXABLE VALUE | | | 139,750 |
| TOTAL JUST VALUE | | | 333,228 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 324,876 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|---------|------------|
| B2208860 | CO ISSUED | 0 | 02/21/2023 |
| B2208860 | NEW CONSTR | 331,441 | 06/09/2022 |

| SALES DATA | | | | | | |
|-------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2669/1916 | 9/25/2023 | WD | Q | I | 02 | 369,000 |
| GRANTOR: SMITH STEPHEN WARD & | | | | | | |
| GRANTEE: LYLE PAUL | | | | | | |
| 2621/1220 | 2/22/2023 | SW | Q | I | 01 | 365,000 |
| GRANTOR: LENNAR HOMES LLC | | | | | | |
| GRANTEE: SMITH STEPHEN & JUD | | | | | | |

| 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 | 631.00 | SF | 10.00 | 10.00 | 100 | 2024 | 2023 | | 100 | 6,310 | |

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

| BUILDING NOTES | |
|---|--|
| BAS=[YR=2024;ORIG=67,30] W21 S8 W19 S59 E14 N7 N5 E5 N10 E21 N45 \$ | |
| FGR=[YR=2024;ORIG=67,75] W21 S10 S5 S6 E21 N21 \$ | |
| FSP=[YR=2024;ORIG=46,30] W19 S8 E19 N8 \$ | |
| FOP=[YR=2024;ORIG=46,85] W5 S5 E5 N5 \$ | |

| 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 | 50.00 | 134.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 60,000.00 | 60,000.00 | 60,000 | | | | | | | |