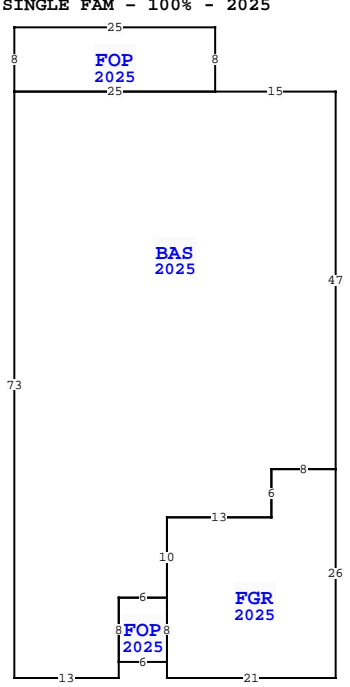


| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|---------------|------|
| ELEMENT | CD | | |
| Exterior Wall | 31 | HARDIE BRD | 100 |
| Roof Structur | 03 | GABLE/HIP | 100 |
| Roof Cover | 03 | COMP SHNGL | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floor | 11 | CLAY TILE | 70 |
| Interior Floor | 14 | CARPET | 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. | 1. | 100 |
| Units | | 0 | 100 |
| Quality | 04 | Quality Level | 04 |
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 05 |
| NEIGHBORHOOD/LOC | 5020.00 | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 2,392 | 100 | 2025 |
| FGR | 468 | 55 | 2025 |
| FOP | 48 | 30 | 2025 |
| FOP | 200 | 30 | 2025 |
| TOTALS | 3,108 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|----------------------------|-----|-----------|-------------------|----------------|----------------|-----------------|-----|------|------|------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 1 | | | | | | | | | | | |
| 1 SINGLE FAM - 100% - 2025 | | | | | | | | | | | |
| | | | Heated Area: 2392 | | | HX Base Yr 2025 | | | | | |



| NASSAU COUNTY PROPERTY | | PAGE 1 of 1 | 4 |
|---------------------------|-------|-------------|----------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | | STANDARD |
| Tax Group: 4 | | Tax Dist: | |
| BUILDING MARKET VALUE | | | 326,896 |
| TOTAL MARKET OB/XF VALUE | | | 3,796 |
| TOTAL LAND VALUE - MARKET | | | 65,000 |
| TOTAL MARKET VALUE | | | 395,692 |
| SOH/AGL Deduction | | | 0 |
| ASSESSED VALUE | | | 395,692 |
| TOTAL EXEMPTION VALUE | HX HB | | 50,722 |
| BASE TAXABLE VALUE | | | 344,970 |
| TOTAL JUST VALUE | | | 395,692 |
| NCON VALUE | | | 330,692 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 90,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------------|---------|------------|
| 240013099 | CO | | 11/21/2024 |
| B240003851 | NEW SFR T-3114 H- | 434,305 | 04/04/2024 |

| SALES DATA | | | | | | |
|--------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2753/77 | 11/22/2024 | WD | Q | I | 02 | 430,500 |
| GRANTOR: WEEKLEY HOMES LLC | | | | | | |
| GRANTEE: WILLIS JASON CLYDE | | | | | | |
| 2688/1034 | 1/08/2024 | SW | Q | V | 05 | 2,220,000 |
| GRANTOR: THREE RIVERS DEVELOPE | | | | | | |
| GRANTEE: WEEKLEY 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 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | | | 6.50 | 100 | 2025 | 2024 | | 100 | 3,796 | |

| BLD DATE | | LGL DATE | |
|----------|----------|------------|---------|
| XF DATE | INC DATE | LAND DATE | AG DATE |
| | | 03/19/2025 | MLU |

| BUILDING NOTES | |
|--|--|
| BUILDING DIMENSIONS | |
| BAS=[YR=2025;ORIG=10,10] E25 E15 S47 W8 S6 W13 S10 W6 S8 S2 W13 N73 \$ | |
| FOP=[YR=2025;ORIG=10,10] E25 N8 W25 S8 \$ | |
| FGR=[YR=2025;ORIG=29,63] E13 N6 E8 S26 W21 N2 N8 N10 \$ | |
| FOP=[YR=2025;ORIG=23,73] E6 S8 W6 N8 \$ | |

| 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 | | | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 65,000.00 | 65,000.00 | 65,000 | | | | | | | |