

| ELEMENT        | CD | CONSTRUCTION   |
|----------------|----|----------------|
| Exterior Wall  | 31 | HARDIE BRD 100 |
| Roof Structur  | 08 | IRREGULAR 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       |    | 3 100          |
| Bathrooms      |    | 2.5 100        |
| Frame          | 02 | WOOD FRAME 100 |
| Stories        | 1. | 1. 100         |
| Units          |    | 0 100          |
| Occupancy      | 00 | NONE 100       |

| MARKET ADJUSTMENTS                               |     |           |             |                |                |      |      |      |      |      |        |       |  |  |  |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|-------|--|--|--|
| TYPE   | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |       |  |  |  |
| 0900   | 01  | 3,363     | 108.6520    | 143.42         | 482,321        | 2021 | 2021 | 0    | 0    | 0    | 1.00   | 99.00 |  |  |  |
| 1 SNGL FAM - 0% - 0 Heated Area: 2568 HX Base Yr |     |           |             |                |                |      |      |      |      |      |        |       |  |  |  |

| AREA TYPE     | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---------------|------------------|-------------|------|--------------|----------------------|
| BAS           | 2,568            | 100         | 2021 | 2,568        | 364,620              |
| FGR           | 1,339            | 55          | 2021 | 736          | 104,501              |
| FOP           | 35               | 30          | 2021 | 10           | 1,420                |
| FOP           | 162              | 30          | 2021 | 49           | 6,958                |
| <b>TOTALS</b> | <b>4,104</b>     |             |      | <b>3,363</b> | <b>477,498</b>       |

|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 03      | Quality Level 03 |
| DOR CODE         | 0100    | SINGLE FAMILY    |
| MAP NUM          |         | MKT AREA 04      |
| NEIGHBORHOOD/LOC | 4077.00 |                  |

| NASSAU COUNTY PROPERTY    |           |  |             |
|---------------------------|-----------|--|-------------|
| VALUATION SUMMARY         |           |  | PAGE 1 of 1 |
| VALUATION BY              |           |  | STANDARD    |
| Tax Group: 4              | Tax Dist: |  |             |
| BUILDING MARKET VALUE     |           |  | 477,498     |
| TOTAL MARKET OB/XF VALUE  |           |  | 7,315       |
| TOTAL LAND VALUE - MARKET |           |  | 200,000     |
| TOTAL MARKET VALUE        |           |  | 684,813     |
| SOH/AGL Deduction         |           |  | 87,385      |
| ASSESSED VALUE            |           |  | 597,428     |
| TOTAL EXEMPTION VALUE     |           |  | 0           |
| BASE TAXABLE VALUE        |           |  | 597,428     |
| TOTAL JUST VALUE          |           |  | 684,813     |
| NCON VALUE                |           |  | 0           |
| INCOME VALUE              |           |  |             |
| PREVIOUS YEAR MKT VALUE   |           |  | 661,794     |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 20012831   | NEW CONSTR  | 289,207 | 12/22/2020 |

| SALES DATA        |            |           |       |       |        |            |
|-------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE       | TYPE INST | Q / I | V / I | RSN CD | SALE PRICE |
| 2521/1463         | 12/13/2021 | SW Q      | Q     | I     | 02     | 422,900    |

|   |
|---|
| GRANTOR: RICHMOND AMERICAN HOM          |
| GRANTEE: FRARACCIO LEO D & J            |
| 2373/0856 7/02/2020 SW Q V 05 3,194,300 |
| GRANTOR: AW VENTURE II LLC              |
| GRANTEE: RICHMOND AMERICAN H            |

| BUILDING NOTES  |  |
|---|--|
| <b>BUILDING DIMENSIONS</b><br>BAS=[YR=2021] W11 FOP=[YR=2021] W18 S9 E18 N9\$ S9 W18 N9 W16 S26 FGR=[YR=2021] W15 S45 E15 S4 E22 N3 FOP=[YR=2021] E7 N5 W7 S5\$ N19 W10 N15 W12 N12\$ S12 E12 S15 E10 S14 E7 S12 E5 S1 E11 N80\$. |  |

| 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   | 0811       | CONCRETE B  | 0       | 0   | 0     | 0  | 5.20  | 5.20           | 100       | 2021    | 2021        | 3 | 99     | 7,315           |       |

| 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                | 000116   | C   | RES MARSH            | 0   |     | PUD      | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     | 1.00   | 1.00    | 200,000.00  | 200,000.00     | 200,000    |                             |      |         |      |     |    |        |