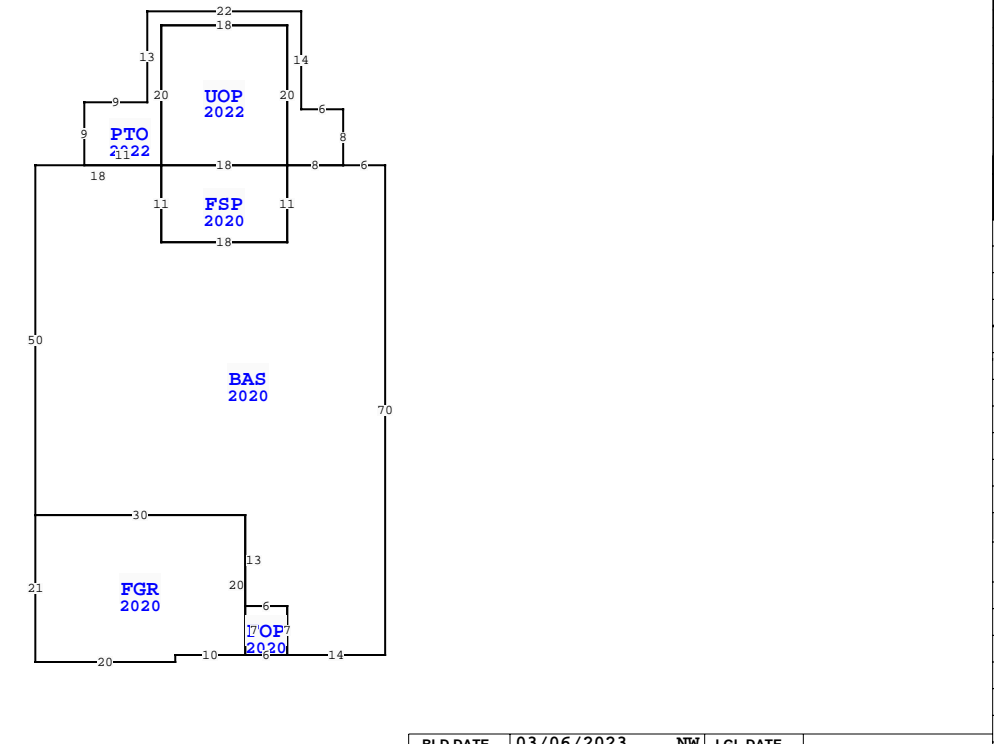


| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 31 | HARDIE BRD 100 |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 11 | CLAY TILE 70   |
| Interior Floo            | 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            |
| 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 |       |  |  |
| 0100               | 01  | 3,178     | 114.0846    | 114.08         | 362,546        | 2020 | 2020 | 0    | 0    | 0    | 1.50   | 98.50 |  |  |



| NASSAU COUNTY PROPERTY    |           |          |             |
|---------------------------|-----------|----------|-------------|
| VALUATION SUMMARY         |           |          | PAGE 1 of 1 |
| VALUATION BY              |           | STANDARD |             |
| Tax Group: 4              | Tax Dist: |          |             |
| BUILDING MARKET VALUE     |           |          | 357,108     |
| TOTAL MARKET OB/XF VALUE  |           |          | 15,066      |
| TOTAL LAND VALUE - MARKET |           |          | 75,000      |
| TOTAL MARKET VALUE        |           |          | 447,174     |
| SOH/AGL Deduction         |           |          | 36,830      |
| ASSESSED VALUE            |           |          | 410,344     |
| TOTAL EXEMPTION VALUE     | HX HB     | 50,722   |             |
| BASE TAXABLE VALUE        |           |          | 359,622     |
| TOTAL JUST VALUE          |           |          | 447,174     |
| NCON VALUE                |           |          | 0           |
| INCOME VALUE              |           |          |             |
| PREVIOUS YEAR MKT VALUE   |           |          | 431,448     |

|                  |                  |                  |
|------------------|------------------|------------------|
| Quality          | 04               | Quality Level 04 |
| DOR CODE         | 0100             | SINGLE FAMILY    |
| MAP NUM          |                  | MKT AREA 04      |
| NEIGHBORHOOD/LOC | 4077.00          |                  |
| AREA TYPE        | TOTAL GROSS AREA | PCT OF BASE      |
| BAS              | 2,660            | 100              |
| FGR              | 620              | 55               |
| FOP              | 42               | 30               |
| FSP              | 198              | 40               |
| PTO              | 253              | 5                |
| UOP              | 360              | 20               |
| TOTALS           | 4,133            |                  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 22001376   | ADDITION    | 11,077  | 01/24/2022 |
| 20010206   | CO ISSUED   | 0       | 10/23/2020 |
| 20000091   | NEW CONSTR  | 361,649 | 01/07/2020 |

| SALES DATA                    |            |           |       |       |        |            |
|-------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number             | DATE       | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2473/1917                     | 6/25/2021  | WD        | Q     | I     | 01     | 430,000    |
| GRANTOR: JONES SHAUN DENZEL & |            |           |       |       |        |            |
| GRANTEE: RABOZZI ROBERT & SH  |            |           |       |       |        |            |
| 2415/1674                     | 11/19/2020 | SW        | Q     | I     | 01     | 351,500    |
| GRANTOR: LENNAR HOMES LLC     |            |           |       |       |        |            |
| GRANTEE: JONES SHAUN DENZEL   |            |           |       |       |        |            |

| 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  | 790.00 | SF | 10.00 | 10.00          | 100       | 2020    | 2020        | 3 | 98     | 7,742           |       |
| 2              | 0911       | SCRN RM A   | 0       | 100 | 20 | 360.00 | SF | 21.88 | 21.88          | 100       | 2022    | 2022        | 3 | 93     | 7,324           |       |

| BUILDING NOTES                                 |  |  |  |
|--|--|--|--|
| BLD DATE 03/06/2023 NW LGL DATE 06/13/2023 MLU |  |  |  |
| XF DATE  |  |  |  |
| INC DATE                                       |  |  |  |

| BUILDING DIMENSIONS  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2020] W6 PTO=[YR=2022] N8 W6 N14 W22 S13 W9 S9 E11 N20 E18 S20 E8\$W8 UOP=[YR=2022] N20 W18 S20 E18\$ FSP=[YR=2020] W18 S11 E18 N11\$ S11 W18 N11 W18 S50 FGR=[YR=2020] S21 E20 N1 E10 FOP=[YR=2020] E6 N7 W6 S7 \$ N20 W30\$ E30 S13 E6 S7 E14 N70\$. |  |  |  |  |  |  |  |  |  |  |  |  |  |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |     |          |        | TOTAL OB/XF 15,066 |            |                |            |                             |      |         |      |     |    |        |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|--------------------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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                | 000100   | C   | RES                  | 100 |     | PUD      | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     | 1.00   | 1.00               | 75,000.00  | 75,000.00      | 75,000     |                             |      |         |      |     |    |        |