

| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|------------------|---------------|
| ELEMENT | CD | | |
| Exterior Wall | 31 | HARDIE BRD | 100 |
| Roof Structur | 08 | IRREGULAR | 100 |
| Roof Cover | 13 | STAND SEAM | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floo | 12 | HARDWOOD | 70 |
| Interior Floo | 14 | CARPET | 30 |
| Air Condition | 03 | CENTRAL | 100 |
| Heating Type | 04 | AIR DUCTED | 100 |
| Bedrooms | | 4 | 100 |
| Bathrooms | | 4.5 | 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 | 01 |
| NEIGHBORHOOD/LOC | 2036.0100 | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 3,103 | 100 | 2024 |
| FGR | 840 | 55 | 2024 |
| FOP | 190 | 30 | 2024 |
| FOP | 432 | 30 | 2024 |
| FUS | 624 | 100 | 2024 |
| PTO | 452 | 5 | 2024 |
| STR | 32 | 10 | 2024 |
| UOP | 202 | 20 | 2024 |
| TOTALS | 5,875 | | |
| | | | 4,442,086,008 |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--------------------|----------|-----------|-------------|----------------|----------------|-----|-----|------|------|------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 1 | SFR CUST | - 0% | - 2024 | | | | | | | | |
| Heated Area: 3727 | | | | | | | | | | | |
| HX Base Yr | | | | | | | | | | | |

| NASSAU COUNTY PROPERTY | | PAGE 1 of 1 | 2 |
|---------------------------|-----------|-------------|---|
| VALUATION SUMMARY | | | |
| VALUATION BY | | STANDARD | |
| Tax Group: 2 | Tax Dist: | | |
| BUILDING MARKET VALUE | | 2,086,008 | |
| TOTAL MARKET OB/XF VALUE | | 29,744 | |
| TOTAL LAND VALUE - MARKET | | 1,250,000 | |
| TOTAL MARKET VALUE | | 3,365,752 | |
| SOH/AGL Deduction | | 285,752 | |
| ASSESSED VALUE | | 3,080,000 | |
| TOTAL EXEMPTION VALUE | | 0 | |
| BASE TAXABLE VALUE | | 3,080,000 | |
| TOTAL JUST VALUE | | 3,365,752 | |
| NCON VALUE | | 0 | |
| INCOME VALUE | | 0 | |
| PREVIOUS YEAR MKT VALUE | | 2,800,000 | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|---------|------------|
| 2022-2146 | CO | | 09/26/2023 |
| 20222146 | NEW CONSTR | 623,716 | 05/12/2022 |

| SALES DATA | | | | | | |
|-------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2497/1485 | 9/15/2021 | WD | Q | V | 02 | 990,000 |

GRANTOR: THE RANGE AT CRANE IS
GRANTEE: STALLINGS RONALD D

| BLD DATE | | LGL DATE | |
|----------|----------|-----------|---------|
| XF DATE | INC DATE | LAND DATE | AG DATE |
| | | | |

| BUILDING NOTES | |
|---|--|
| <p>BUILDING DIMENSIONS</p> <p>BAS=[YR=2024;ORIG=110,-1] W51 N5 W12 S5 W11 S8 E3 S17 S1 E8 S19 W10 S1 S16 E35 N8 E11 N35 E8 E15 N4 E4 N15 \$</p> <p>FGR=[YR=2024;ORIG=110,-2] S1 S15 W4 S4 E4 S4 E26 N2 E10 N20 W10 N2 W26 \$</p> <p>FOP=[YR=2024;ORIG=83,18] E8 S8 S8 S27 W19 N8 E11 N35 \$</p> <p>STR=[YR=2024;ORIG=91,26] E4 S8 W4 N8 \$</p> <p>FOP=[YR=2024;ORIG=39,25] W2 S19 E10 N19 W8 \$</p> <p>UOP=[YR=2024;ORIG=39,24] S1 W2 S19 S1 W8 N13 W4 N8 E14 \$</p> <p>PTO=[YR=2024;ORIG=25,18] S6 S8 E4 S13 S3 W5 S3 W10 N19 W2 N14 E13 \$</p> <p>FUS=[YR=2024;ORIG=110,30] E26 S24 W26 N24 \$</p> | |

| 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 | 0502 | FP-CUSTOM | 0 | 0 | 0 | 0 | 1.00 | UT | 10,000.00 | 10,000.00 | 100 | 2024 | 2023 | | 100 | 10,000 | |
| 2 | 0812 | CONCRETE C | 0 | 0 | 0 | 0 | 3,121.00 | SF | 4.00 | 4.00 | 100 | 2024 | 2023 | | 100 | 12,484 | |
| 3 | 0855 | CONC PAVER | 0 | 0 | 0 | 0 | 726.00 | SF | 10.00 | 10.00 | 100 | 2024 | 2023 | | 100 | 7,260 | |

| 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 | DPTH 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 | 0 | | R-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 1,250,000.00 | 1,250,000.00 | 1,250,000 | | | | | | | |