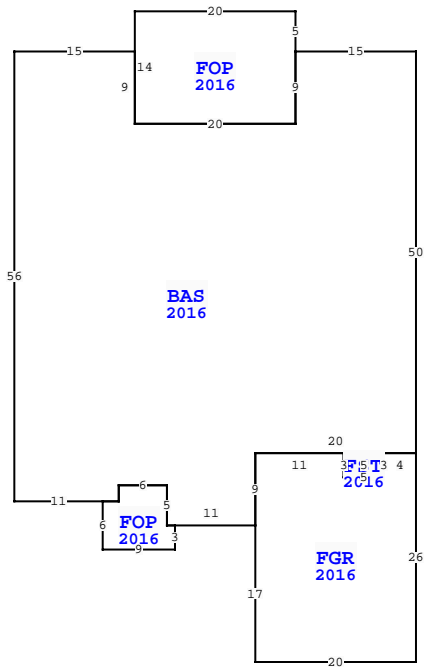


| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|------------------|-------|
| ELEMENT | CD | | |
| Exterior Wall | 16 | WD FR STUC | 100 |
| Roof Structur | 03 | GABLE/HIP | 100 |
| Roof Cover | 03 | COMP SHNGL | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floo | 11 | CLAY TILE | 50 |
| Interior Floo | 14 | CARPET | 50 |
| Air Condition | 03 | CENTRAL | 100 |
| Heating Type | 04 | AIR DUCTED | 100 |
| Bedrooms | | 4 | 100 |
| Bathrooms | | 3 | 100 |
| Frame | 02 | WOOD FRAME | 100 |
| Stories | | 1. | 1.100 |
| Units | | 0 | 100 |
| Occupancy | 00 | NONE | 100 |
| Quality | 03 | Quality Level 03 | |
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4041.00 | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 2,521 | 100 | 2016 |
| FGR | 505 | 55 | 2016 |
| FOP | 63 | 30 | 2016 |
| FOP | 280 | 30 | 2016 |
| FST | 15 | 55 | 2016 |
| TOTALS | 3,384 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 0900 | 01 | 2,910 | 108.5700 | 143.31 | 417,032 | 2016 | 2016 | 0 | 0 | 4.00 | 96.00 |
| 1 SNGL FAM - 100% - 2021 Heated Area: 2521 HX Base Yr 2021 | | | | | | | | | | | |



| NASSAU COUNTY PROPERTY | | PAGE 1 of 1 | 4 |
|---------------------------|-----------|-------------|----------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | | STANDARD |
| Tax Group: 4 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 400,351 |
| TOTAL MARKET OB/XF VALUE | | | 31,511 |
| TOTAL LAND VALUE - MARKET | | | 85,000 |
| TOTAL MARKET VALUE | | | 516,862 |
| SOH/AGL Deduction | | | 155,484 |
| ASSESSED VALUE | | | 361,378 |
| TOTAL EXEMPTION VALUE | HX HB | | 50,722 |
| BASE TAXABLE VALUE | | | 310,656 |
| TOTAL JUST VALUE | | | 516,862 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 488,503 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|---------|------------|
| B1806052 | SWIM POOL | 36,392 | 07/01/2018 |
| B1632121 | NEW CONSTR | 313,844 | 04/20/2016 |

| SALES DATA | | | | | | |
|--------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 2715/1035 | 5/30/2024 | QC | U | I | 11 | 100 |
| GRANTOR: ZITO MAYA TRUST | | | | | | |
| GRANTEE: MACLAND TRUST | | | | | | |
| 2401/0880 | 10/19/2020 | WD | Q | I | 01 | 399,000 |
| GRANTOR: SCHWIND HENRY G & BAR | | | | | | |
| GRANTEE: ZITO MAYA TRUST | | | | | | |

| 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 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 531.00 | SF | 5.20 | 5.20 | 100 | 2016 | 2016 | 3 | 95 | 2,623 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 96.00 | SF | 6.50 | 6.50 | 100 | 2016 | 2016 | 3 | 95 | 593 | |
| 3 | 0861 | POOL GUNIT | 0 | 100 | 0 | 0 | 200.00 | SF | 85.00 | 85.00 | 100 | 2018 | 2018 | 3 | 84 | 14,280 | |
| 4 | 0911 | SCRN RM A | 0 | 100 | 0 | 0 | 300.00 | SF | 17.50 | 17.50 | 100 | 2018 | 2018 | 3 | 78 | 4,095 | |
| 5 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 100.00 | SF | 10.00 | 10.00 | 100 | 2018 | 2018 | 3 | 97 | 970 | |
| 6 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 507.00 | SF | 10.00 | 10.00 | 100 | 2018 | 2018 | 3 | 97 | 4,918 | |
| 7 | 0462 | ST/AL FNC | 0 | 100 | 0 | 0 | 480.00 | SF | 10.00 | 10.00 | 100 | 2018 | 2018 | 3 | 84 | 4,032 | |
| TOTALS | | | | | | | | | | | | | | | 31,511 | | |

| 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 | 000134 | C | RES POND | 100 | | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 85,000.00 | 85,000.00 | 85,000 | | | | | | | |