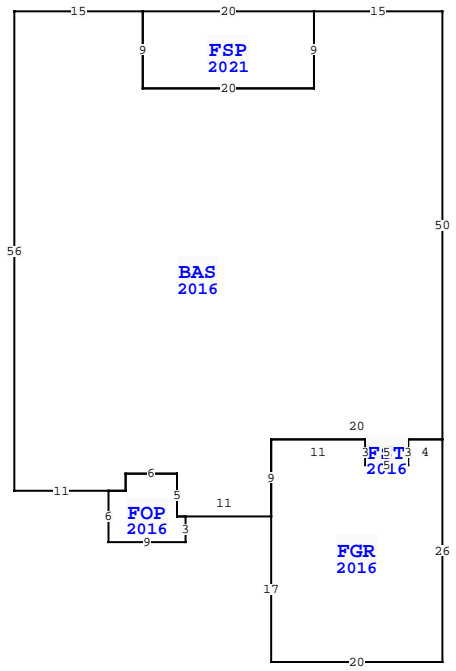


| BUILDING CHARACTERISTICS | | | | | |
|--------------------------|---------------------|-------------|------|--------------|----------------------|
| ELEMENT | CD CONSTRUCTION | | | | |
| Exterior Wall | 16 WD FR STUC 100 | | | | |
| Roof Structur | 08 IRREGULAR 100 | | | | |
| Roof Cover | 03 COMP SHNGL 100 | | | | |
| Interior Wall | 05 DRYWALL 100 | | | | |
| Interior Floo | 14 CARPET 60 | | | | |
| Interior Floo | 11 CLAY TILE 40 | | | | |
| 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 | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS | 2,521 | 100 | 2016 | 2,521 | 348,939 |
| FGR | 505 | 55 | 2016 | 278 | 38,479 |
| FOP | 63 | 30 | 2016 | 19 | 2,629 |
| FSP | 180 | 40 | 2021 | 72 | 9,966 |
| FST | 15 | 55 | 2016 | 8 | 1,107 |
| TOTALS | 3,284 | | | 2,898 | 401,121 |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 0900 | 01 | 2,898 | 109.2280 | 144.18 | 417,834 | 2016 | 2016 | 0 | 0 | 4.00 | 96.00 |
| 1 SNGL FAM - 100% - 2017 Heated Area: 2521 HX Base Yr 2017 | | | | | | | | | | | |



| NASSAU COUNTY PROPERTY | | PAGE 1 of 1 | 4 |
|---------------------------|-----------|-------------|---------|
| VALUATION SUMMARY | | | |
| VALUATION BY | STANDARD | | |
| Tax Group: 4 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 401,121 |
| TOTAL MARKET OB/XF VALUE | | | 6,595 |
| TOTAL LAND VALUE - MARKET | | | 85,000 |
| TOTAL MARKET VALUE | | | 492,716 |
| SOH/AGL Deduction | | | 211,731 |
| ASSESSED VALUE | | | 280,985 |
| TOTAL EXEMPTION VALUE | HX HB | | 50,722 |
| BASE TAXABLE VALUE | | | 230,263 |
| TOTAL JUST VALUE | | | 492,716 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 463,588 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|---------|------------|
| B1631711 | CO ISSUED | 0 | 06/15/2016 |
| B1631711 | NEW CONSTR | 311,523 | 01/01/2016 |

| SALES DATA | | | | | | |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2771/1107 | 3/04/2025 | WD Q | Q | I | 01 | 520,000 |
| GRANTOR: MARTIN JESSICA E & CH | | | | | | |
| GRANTEE: VILLOSIO MARGARET | | | | | | |
| 2071/0715 | 9/01/2016 | WD Q | Q | I | 01 | 301,600 |
| GRANTOR: SEDA CONSTRUCTION COM | | | | | | |
| GRANTEE: MARTIN JESSICA E & | | | | | | |

| BLD DATE | | LGL DATE | |
|----------|----------|------------|---------|
| XF DATE | INC DATE | LAND DATE | AG DATE |
| | | 04/23/2025 | MLU |

| BUILDING NOTES | |
|--|--|
| BAS=[YR=2016] W15 FSP=[YR=2021] W20 S9 E20 N9\$ S9 W20 N9 W15 S56 E11 FOP=[YR=2016] S6 E9 N3 W1 N5 W6 S2 W2\$ E2 N2 E6 S5 E11 FGR=[YR=2016] S17 E20 N26 W4 FST=[YR=2016] W5 S3 E5 N3\$ S3 W5 N3 W11 S9\$ N9 E20 N50\$. | |

| 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 | 547.00 | UT | 5.20 | 5.20 | 100 | 2016 | 2016 | 3 | 95 | 2,702 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 32 | 96.00 | SF | 6.50 | 6.50 | 100 | 2016 | 2016 | 3 | 95 | 593 | |
| 3 | 0462 | ST/AL FNC | 0 | 100 | 90 | 360.00 | SF | 10.00 | 10.00 | 100 | 2018 | 2018 | 3 | 84 | 3,024 | |
| 4 | 0463 | FENCE GATE | 0 | 100 | 0 | 1.00 | UT | 300.00 | 300.00 | 100 | 2018 | 2018 | 3 | 92 | 276 | |
| TOTAL OB/XF 6,595 | | | | | | | | | | | | | | | | |

| 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 | | | | | | | |