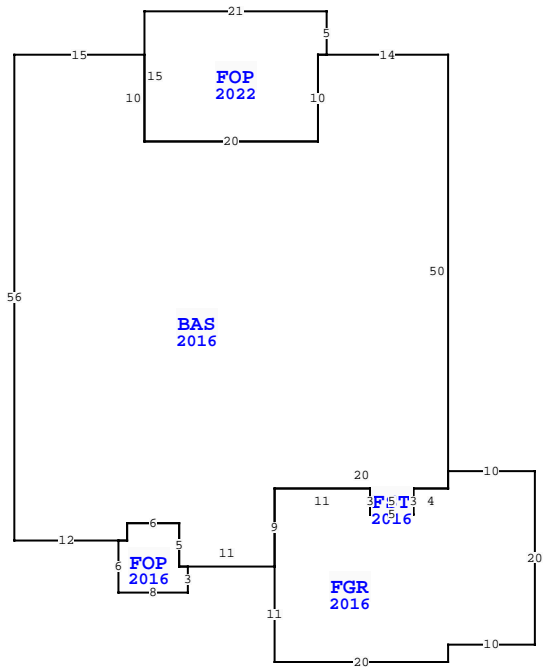


| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|---------------|------|
| ELEMENT | CD | | |
| Exterior Wall | 16 | WD FR STUC | 100 |
| Roof Structur | 03 | GABLE/HIP | 100 |
| Roof Cover | 03 | COMP SHNGL | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| 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 | 2,501 | 100 | 2016 |
| FGR | 585 | 55 | 2016 |
| FOP | 57 | 30 | 2016 |
| FOP | 305 | 30 | 2022 |
| FST | 15 | 55 | 2016 |
| TOTALS | 3,463 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 0900 | 01 | 2,940 | 108.5700 | 143.31 | 421,331 | 2016 | 2016 | 0 | 0 | 4.00 | 96.00 |
| 1 SNGL FAM - 100% - 2018 Heated Area: 2501 HX Base Yr 2018 | | | | | | | | | | | |



| NASSAU COUNTY PROPERTY | | PAGE 1 of 1 | |
|---------------------------|-----------|-------------|--|
| VALUATION SUMMARY | | | |
| VALUATION BY | STANDARD | | |
| Tax Group: 4 | Tax Dist: | | |
| BUILDING MARKET VALUE | 404,478 | | |
| TOTAL MARKET OB/XF VALUE | 69,818 | | |
| TOTAL LAND VALUE - MARKET | 85,000 | | |
| TOTAL MARKET VALUE | 559,296 | | |
| SOH/AGL Deduction | 170,102 | | |
| ASSESSED VALUE | 389,194 | | |
| TOTAL EXEMPTION VALUE | 50,722 | | |
| BASE TAXABLE VALUE | 338,472 | | |
| TOTAL JUST VALUE | 559,296 | | |
| NCON VALUE | 0 | | |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | 531,491 | | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|---------|------------|
| 22003678 | SWIM POOL | 87,385 | 03/08/2022 |
| B1632517 | CO ISSUED | 0 | 11/03/2016 |
| B1632517 | NEW CONSTR | 316,143 | 06/14/2016 |

| SALES DATA | | | | | | |
|-------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / I | V / I | RSN CD | SALE PRICE |
| 2085/1404 | 11/22/2016 | WD Q | Q | I | 01 | 315,000 |

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: STEPHENS CHRISTOPHE

| BUILDING NOTES | |
|---|--|
| <p>BUILDING DIMENSIONS BAS=[YR=2016] W14 FOP=[YR=2022] N5 W21 S15 E20 N10 E1\$ W1 S10 W20 N10 W15 S56 E12 FOP=[YR=2016] S6 E8 N3 W1 N5 W6 S2 W1\$ E1 N2 E6 S5 E11 FGR=[YR=2016] S11 E20 N2 E10 N20 W10 S2 W4 FST=[YR=2016] W5 S3 E5 N3\$ S3 W5 N3 W11 S9\$ N9 E20 N50\$.</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 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 832.00 | SF | 5.20 | 5.20 | 100 | 2016 | 2016 | 3 | 95 | 4,110 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 75.00 | SF | 6.50 | 6.50 | 100 | 2016 | 2016 | 3 | 95 | 463 | |
| 3 | 0476 | VF 6 SBPL | 0 | 100 | 0 | 0 | 246.00 | LF | 32.00 | 32.00 | 100 | 2016 | 2016 | 3 | 89 | 7,006 | |
| 4 | 0470 | VNYL GATE | 0 | 100 | 0 | 0 | 2.00 | UT | 300.00 | 300.00 | 100 | 2016 | 2016 | 3 | 89 | 534 | |
| 5 | 0861 | POOL GUNIT | 0 | 100 | 36 | 14 | 504.00 | SF | 85.00 | 85.00 | 100 | 2022 | 2022 | 3 | 95 | 40,698 | |
| 6 | 0871 | POOL HTR R | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2022 | 2022 | 3 | 93 | 1,860 | |
| 7 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 1,530.00 | SF | 10.00 | 10.00 | 100 | 2022 | 2022 | 3 | 99 | 15,147 | |

| 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 | 100 | | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 85,000.00 | 85,000.00 | 85,000 | | | | | | | |