

| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|---------------|---------|
| ELEMENT | CD | | |
| Exterior Wall | 16 | WD FR STUC | 90 |
| Exterior Wall | 10 | ABOVE AVG | 10 |
| Roof Structure | 08 | IRREGULAR | 100 |
| Roof Cover | 03 | COMP SHNGL | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floor | 11 | CLAY TILE | 50 |
| Interior Floor | 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 | 585 | 55 | 2016 |
| FOP | 57 | 30 | 2016 |
| FOP | 285 | 30 | 2016 |
| FST | 15 | 55 | 2016 |
| PTO | 12 | 5 | 2016 |
| TOTALS | 3,475 | | |
| | | | 2,955 |
| | | | 413,792 |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 0900 | 01 | 2,955 | 110.4500 | 145.79 | 430,809 | 2016 | 2016 | 0 | 0 | 0 | 3.95 |
| 1 SNGL FAM - 100% - 2021 Heated Area: 2521 HX Base Yr 2021 | | | | | | | | | | | |

| EXTRA FEATURES | | | | | | | | | | | |
|----------------|------------|-------------|---------|-----|----|--------|----|--------|----------------|-----------|---------|
| L N | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1 | 0811 | CONCRETE B | 0 | 100 | 0 | 811.00 | SF | 5.20 | 5.20 | 100 | 2016 |
| 2 | 0810 | CONCRETE A | 0 | 100 | 27 | 81.00 | SF | 6.50 | 6.50 | 100 | 2016 |
| 3 | 0861 | POOL GUNIT | 0 | 100 | 0 | 336.00 | SF | 85.00 | 85.00 | 100 | 2016 |
| 4 | 0855 | CONC PAVER | 0 | 100 | 0 | 714.00 | SF | 10.00 | 10.00 | 100 | 2016 |
| 5 | 0476 | VF 6 SBPL | 0 | 100 | 0 | 242.00 | LF | 32.00 | 32.00 | 100 | 2016 |
| 6 | 0470 | VNYL GATE | 0 | 100 | 0 | 2.00 | UT | 300.00 | 300.00 | 100 | 2016 |

| LAND DESCRIPTION | | | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|------|
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T |
| 1 | 000100 | C | RES | 100 | | PUD | 0.00 | 0.00 | 1.00 | LT | 1.00 |

REVIEW DATE 01/11/2023 BY DJA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000

| NASSAU COUNTY PROPERTY | | | |
|---------------------------|-----------|--|-------------|
| VALUATION SUMMARY | | | PAGE 1 of 1 |
| VALUATION BY | STANDARD | | |
| Tax Group: 4 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 413,792 |
| TOTAL MARKET OB/XF VALUE | | | 40,992 |
| TOTAL LAND VALUE - MARKET | | | 85,000 |
| TOTAL MARKET VALUE | | | 539,784 |
| SOH/AGL Deduction | | | 240,178 |
| ASSESSED VALUE | | | 299,606 |
| TOTAL EXEMPTION VALUE | HX HB VX | | 55,722 |
| BASE TAXABLE VALUE | | | 243,884 |
| TOTAL JUST VALUE | | | 539,784 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 510,944 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|---------|------------|
| B1632713 | SWIM POOL | 33,290 | 07/01/2016 |
| B1631780 | CO ISSUED | 0 | 06/22/2016 |
| B1631780 | NEW CONSTR | 317,415 | 02/10/2016 |

| SALES DATA | | | | | | |
|-------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2418/0770 | 12/18/2020 | WD | Q | I | 01 | 409,000 |
| GRANTOR: COOPER SANDRA | | | | | | |
| GRANTEE: CARLYLE KENT B & LA | | | | | | |
| 2393/1544 | 9/17/2020 | WD | Q | I | 01 | 415,000 |
| GRANTOR: SCHRAUDER NICHOLAS & | | | | | | |
| GRANTEE: COOPER SANDRA | | | | | | |

| BUILDING NOTES | |
|----------------|--|
| | |

| BUILDING DIMENSIONS | |
|---|--|
| BAS=[YR=2016] W15 FOP=[YR=2016] N5 W21 S5 E1 S9 E20 N9\$ S9 W20 N9 W15 S48 FGR=[YR=2016] W3 PTO=[YR=2016] N3 W4 S3 E4\$ W7 S20 E10 S2 E20 N20 W11 FST=[YR=2016] W5 S3 E5 N3\$ S3 W5 N3 W4 N2\$ S2 E20 S9 E10 FOP=[YR=2016] S3 E8 N6 W1 N2 W6 S5 W1\$ E1 N5 E6 S2 E13 N56\$. | |

| 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 |
| 1 | 000100 | C | RES | 100 | | PUD | 0.00 | 0.00 | 1.00 | LT | 1.00 |