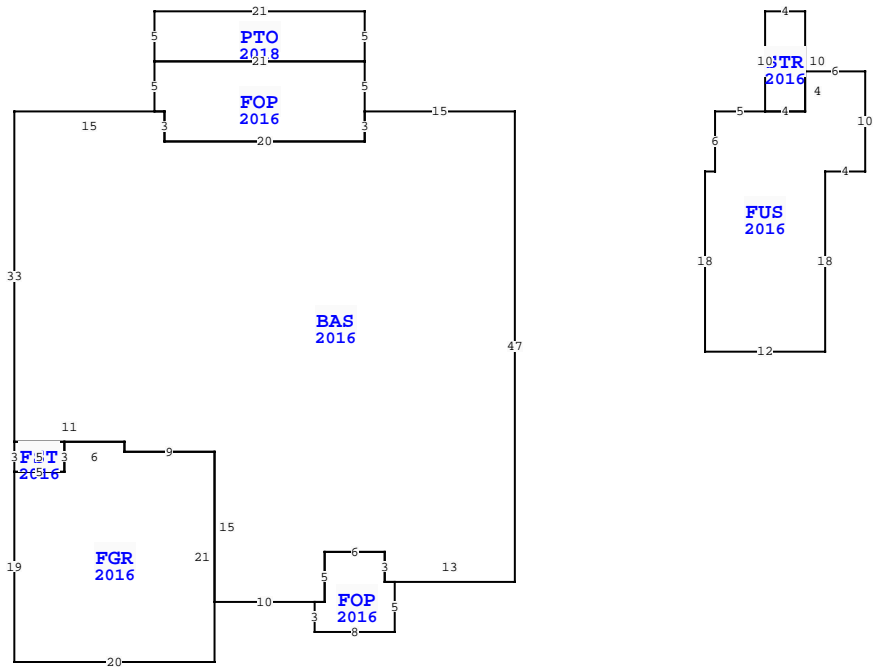


| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|------------------|------|
| ELEMENT | CD | | |
| Exterior Wall | 16 | WD FR STUC | 100 |
| Roof Structur | 03 | GABLE/HIP | 100 |
| Roof Cover | 03 | COMP SHNGL | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floo | 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 | 1.5 | 1.5 | 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 | 2,023 | 100 | 2016 |
| FGR | 416 | 55 | 2016 |
| FOP | 56 | 30 | 2016 |
| FOP | 165 | 30 | 2016 |
| FST | 15 | 55 | 2016 |
| FUS | 330 | 100 | 2016 |
| PTO | 105 | 5 | 2018 |
| STR | 40 | 10 | 2016 |
| TOTALS | 3,150 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 0900 | 01 | 2,666 | 110.5920 | 145.98 | 389,183 | 2016 | 2016 | 0 | 0 | 4.00 | 96.00 |
| 1 SNGL FAM - 100% - 2018 Heated Area: 2353 HX Base Yr 2018 | | | | | | | | | | | |



| NASSAU COUNTY PROPERTY | | PAGE 1 of 1 | 4 |
|---------------------------|-----------|-------------|----------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | | STANDARD |
| Tax Group: 4 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 373,616 |
| TOTAL MARKET OB/XF VALUE | | | 43,346 |
| TOTAL LAND VALUE - MARKET | | | 85,000 |
| TOTAL MARKET VALUE | | | 501,962 |
| SOH/AGL Deduction | | | 166,060 |
| ASSESSED VALUE | | | 335,902 |
| TOTAL EXEMPTION VALUE | HX HB | | 50,722 |
| BASE TAXABLE VALUE | | | 285,180 |
| TOTAL JUST VALUE | | | 501,962 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 475,080 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|---------|------------|
| B1706965 | SWIM POOL | 41,315 | 11/01/2017 |
| B1632099 | NEW CONSTR | 288,921 | 04/18/2016 |

| SALES DATA | | | | | | |
|--------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2607/1032 | 12/05/2022 | WD | U | I | 16 | 50,000 |
| GRANTOR: COOK WILLIAM C & GERM | | | | | | |
| GRANTEE: COOK WILLIAM C | | | | | | |
| 2136/0010 | 7/12/2017 | WD | Q | I | 02 | 296,600 |
| GRANTOR: SEDA CONSTRUCTION COM | | | | | | |
| GRANTEE: COOK WILLIAM C & GE | | | | | | |

| 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 | 552.00 | SF | 5.20 | 5.20 | 100 | 2016 | 2016 | 3 | 95 | 2,727 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 72.00 | SF | 6.50 | 6.50 | 100 | 2016 | 2016 | 3 | 95 | 445 | |
| 3 | 0861 | POOL GUNIT | 0 | 100 | 0 | 0 | 336.00 | SF | 85.00 | 85.00 | 100 | 2018 | 2018 | 3 | 84 | 23,990 | |
| 4 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 946.00 | SF | 10.00 | 10.00 | 100 | 2018 | 2018 | 3 | 97 | 9,176 | |
| 5 | 0476 | VF 6 SBPL | 0 | 100 | 0 | 0 | 180.00 | LF | 32.00 | 32.00 | 100 | 2018 | 2018 | 3 | 92 | 5,299 | |
| 6 | 0470 | VNYL GATE | 0 | 100 | 0 | 0 | 1.00 | UT | 300.00 | 300.00 | 100 | 2018 | 2018 | 3 | 92 | 276 | |
| 7 | 0911 | SCRN RM A | 0 | 100 | 0 | 0 | 105.00 | SF | 17.50 | 17.50 | 100 | 2018 | 2018 | 3 | 78 | 1,433 | |
| TOTALS | | | | | | | | | | | | | | | 43,346 | | |

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

| BUILDING NOTES | |
|---|--|
| BAS=[YR=2016] W15 FOP=[YR=2016] N5 PTO=[YR=2018] N5 W21 S5 E21\$ W21 S5 E1 S3 E20 N3\$ S3 W20 N3 W15 S33 FST=[YR=2016] S3 FGR=[YR=2016] S19 E20 N21 W9 N1 W6 S3 W5\$ E5 N3 W5\$ E11 S1 E9 S15 E10 FOP=[YR=2016] S3 E8 N5 W1 N3 W6 S5 W1\$ E1 N5 E6 S3 E13 N47\$ PTR=E20 FUS=[YR=2016] E5 STR=[YR=2016] N10 E4 S10 W4\$ E4 N4 E6 S10 W4 S18 W12 N18 E1 N6\$ W20\$. | |

| 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 | | | | | | | |