



| BUILDING CHARACTERISTICS |                  | CONSTRUCTION  |      |
|--------------------------|------------------|---------------|------|
| ELEMENT                  | CD               |               |      |
| Exterior Wall            | 31               | HARDIE BRD    | 100  |
| Roof Structur            | 08               | IRREGULAR     | 100  |
| Roof Cover               | 03               | COMP SHNGL    | 100  |
| Interior Wall            | 05               | DRYWALL       | 100  |
| Interior Floo            | 13               | LVT/LAMMT     | 100  |
| Air Condition            | 03               | CENTRAL       | 100  |
| Heating Type             | 04               | AIR DUCTED    | 100  |
| Bedrooms                 |                  | 3             | 100  |
| Bathrooms                |                  | 2.5           | 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                      | 2,472            | 100           | 2020 |
| FGR                      | 765              | 55            | 2020 |
| FOP                      | 64               | 30            | 2020 |
| FSP                      | 200              | 40            | 2021 |
| TOTALS                   | 3,501            |               |      |

| MARKET ADJUSTMENTS |     |           |             |                |                |      |      |      |      |      |        |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
| 0900               | 01  | 2,992     | 105.2800    | 138.97         | 415,798        | 2020 | 2020 | 0    | 0    | 1.50 | 98.50  |

1 SNGL FAM - 100% - 2021 Heated Area: 2472 HX Base Yr 2021

| NASSAU COUNTY PROPERTY    |          | PAGE 1 of 1  |           |
|---------------------------|----------|--------------|-----------|
| VALUATION SUMMARY         |          |              |           |
| VALUATION BY              | STANDARD | Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE     | 409,561  |              |           |
| TOTAL MARKET OB/XF VALUE  | 48,115   |              |           |
| TOTAL LAND VALUE - MARKET | 85,000   |              |           |
| TOTAL MARKET VALUE        | 542,676  |              |           |
| SOH/AGL Deduction         | 264,318  |              |           |
| ASSESSED VALUE            | 278,358  |              |           |
| TOTAL EXEMPTION VALUE     | 50,722   | HX HB        |           |
| BASE TAXABLE VALUE        | 227,636  |              |           |
| TOTAL JUST VALUE          | 542,676  |              |           |
| NCON VALUE                | 0        |              |           |
| INCOME VALUE              |          |              |           |
| PREVIOUS YEAR MKT VALUE   | 513,972  |              |           |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| B2108635   | SCRN ENCLSR | 22,409  | 07/01/2021 |
| B2103043   | SWIM POOL   | 50,078  | 03/12/2021 |
| C2005969   | CO ISSUED   | 0       | 12/22/2020 |
| B2005969   | NEW CONSTR  | 340,042 | 08/01/2020 |

| SALES DATA        |           |           |       |       |        |            |
|-------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE      | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2666/1863         | 9/08/2023 | WD        | U     | I     | 11     | 100        |

GRANTOR: BROUGHTON GEORGE K &  
GRANTEE: BROUGHTON RESIDENCE  
2422/0496 12/30/2020 WD Q I 02 395,600  
GRANTOR: SEDA CONSTRUCTION COM  
GRANTEE: BROUGHTON GEORGE K

| 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              | 0810       | CONCRETE A  | 0       | 100 | 14 | 3     | SF | 6.50     | 6.50           | 100       | 2020    | 2020        | 3 | 98     | 268             |       |
| 2              | 0811       | CONCRETE B  | 0       | 100 | 0  | 0     | SF | 5.20     | 5.20           | 100       | 2020    | 2020        | 3 | 98     | 3,924           |       |
| 3              | 0911       | SCRN RM A   | 0       | 100 | 45 | 19    | SF | 17.50    | 17.50          | 100       | 2021    | 2021        | 3 | 90     | 13,466          |       |
| 4              | 0861       | POOL GUNIT  | 0       | 100 | 0  | 0     | SF | 85.00    | 85.00          | 100       | 2021    | 2021        | 3 | 93     | 23,083          |       |
| 5              | 0855       | CONC PAVR   | 0       | 100 | 0  | 0     | SF | 10.00    | 10.00          | 100       | 2021    | 2021        | 3 | 99     | 5,574           |       |
| 6              | 0871       | POOL HTR R  | 0       | 100 | 0  | 0     | UT | 2,000.00 | 2,000.00       | 100       | 2021    | 2021        | 3 | 90     | 1,800           |       |

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