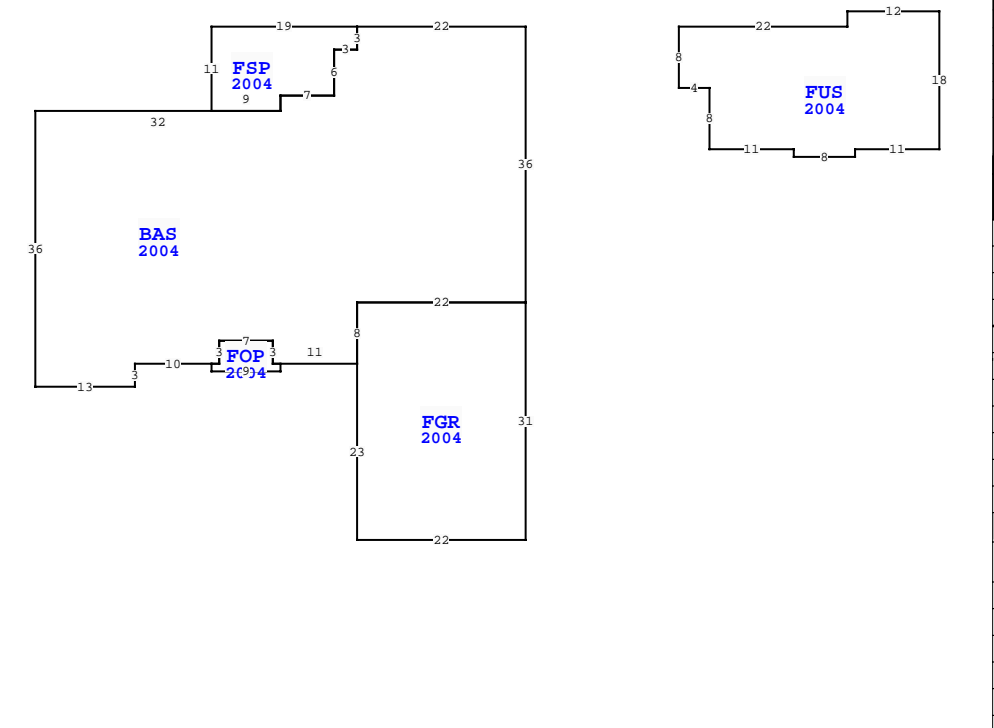


| BUILDING CHARACTERISTICS | |
|--------------------------|-------------------|
| ELEMENT | CD CONSTRUCTION |
| Exterior Wall | 10 ABOVE AVG 70 |
| Exterior Wall | 16 WD FR STUC 30 |
| Roof Structure | 03 GABLE/HIP 100 |
| Roof Cover | 03 COMP SHNGL 100 |
| Interior Wall | 05 DRYWALL 100 |
| Interior Floor | 12 HARDWOOD 80 |
| Interior Floor | 11 CLAY TILE 20 |
| Air Condition | 03 CENTRAL 100 |
| Heating Type | 04 AIR DUCTED 100 |
| Bedrooms | 4 100 |
| Bathrooms | 3 100 |
| Frame | 02 WOOD FRAME 100 |
| Stories | 1.5 100 |
| Units | 0 100 |
| Occupancy | 00 NONE 100 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|-------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | |
| 0900 | 01 | 3,230 | 105.4320 | 139.17 | 449,519 | 2004 | 2004 | 0 | 0 | 0 | 9.65 | 90.35 |



| Quality | | | | | |
|--------------------------|------------------|-------------|------|--------------|----------------------|
| DOR CODE | Quality Level | | | | |
| 0100 | SINGLE FAMILY | | | | |
| MAP NUM | MKT AREA | | | | |
| | 04 | | | | |
| NEIGHBORHOOD/LOC 4011.00 | | | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS | 2,234 | 100 | 2004 | 2,234 | 280,904 |
| FGR | 682 | 55 | 2004 | 375 | 47,153 |
| FOP | 30 | 30 | 2004 | 9 | 1,132 |
| FSP | 171 | 40 | 2004 | 68 | 8,551 |
| FUS | 544 | 100 | 2004 | 544 | 68,402 |
| TOTALS | 3,661 | | | 3,230 | 406,140 |

| 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 | 0812 | CONCRETE C | 0 | 100 | 0 | 2,190.00 | SF | 4.00 | 4.00 | 100 | 2004 | 2004 | 3 | 83 | 7,271 | |
| 2 | 0812 | CONCRETE C | 0 | 100 | 120 | 1,440.00 | SF | 4.00 | 4.00 | 100 | 2018 | 2018 | 3 | 97 | 5,587 | |

| BLD DATE | | LGL DATE | |
|----------|----------|------------|---------|
| XF DATE | INC DATE | LAND DATE | AG DATE |
| | | 04/25/2025 | MLU |

| NASSAU COUNTY PROPERTY | | |
|---------------------------|-----------|-------------|
| VALUATION SUMMARY | | PAGE 1 of 2 |
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 433,349 |
| TOTAL MARKET OB/XF VALUE | | 12,858 |
| TOTAL LAND VALUE - MARKET | | 95,000 |
| TOTAL MARKET VALUE | | 541,207 |
| SOH/AGL Deduction | | 172,775 |
| ASSESSED VALUE | | 368,432 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 317,710 |
| TOTAL JUST VALUE | | 541,207 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 500,684 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|--------|------------|
| B1805354 | GARAGE | 65,954 | 07/01/2018 |

| SALES DATA | | | | | | |
|-----------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 2081/0197 | 10/31/2016 | WD Q | I | I | 01 | 318,400 |
| GRANTOR: IRWIN JAMES S & STACY | | | | | | |
| GRANTEE: METZGER TRACI & STEVEN R | | | | | | |
| 2021/0910 | 12/28/2015 | WD Q | I | I | 01 | 275,000 |
| GRANTOR: VAFIADIS THOMAS & STACY | | | | | | |
| GRANTEE: IRWIN JAMES S & STACY | | | | | | |

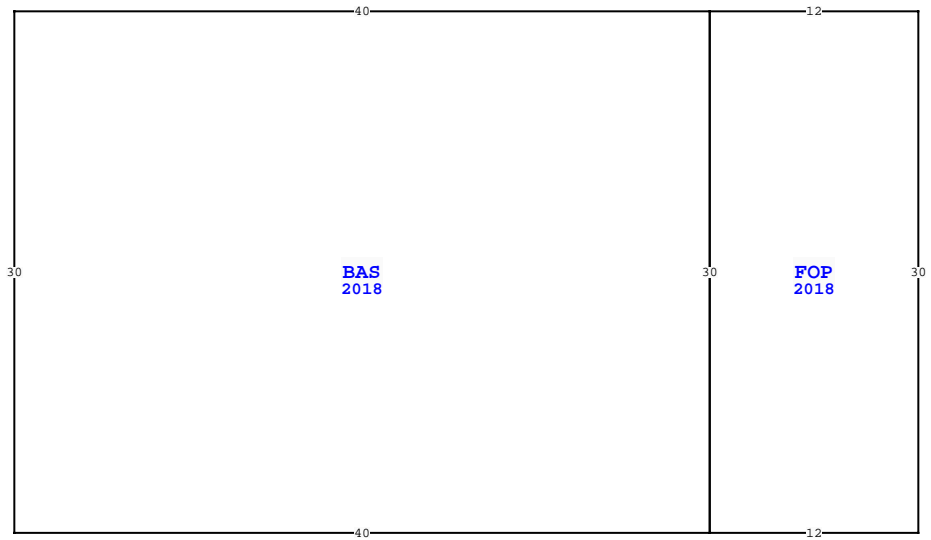
| BUILDING NOTES |
|----------------|
| |

| BUILDING DIMENSIONS |
|--|
| BAS=[YR=2004] W22 FSP=[YR=2004] W19 S11 E9 N2 E7 N6 E3 N3\$ S3 W3 S6 W7 S2 W32 S36 E13 N3 E10 FOP=[YR=2004] S1 E9 N1 W1 N3 W7 S3 W1\$ E1 N3 E7 S3 E11 FGR=[YR=2004] S23 E22 N31 W22 S8\$ N8 E22 N36\$ PTR=E20 FUS=[YR=2004] E22 N2 E12 S18 W11 S1 W8 N1 W11 N8 W4 N8\$ 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 | 000100 | C | RES | 100 | 0003 | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 95,000.00 | 95,000.00 | 95,000 | | | | | | | |

| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|------------------|--------|
| ELEMENT | CD | | |
| Exterior Wall | 25 | MOD METAL 100 | |
| Roof Structur | 10 | STEEL FRME 100 | |
| Roof Cover | 12 | MODULAR MT 100 | |
| Interior Wall | 07 | NONE 100 | |
| Interior Floo | 03 | CONC FINSH 100 | |
| Air Condition | 01 | NONE 100 | |
| Heating Type | 01 | NONE 100 | |
| Bedrooms | | 0 100 | |
| Bathrooms | | 0 100 | |
| Frame | 05 | STEEL 100 | |
| Stories | 1. | 1. 100 | |
| Units | | 0 100 | |
| Occupancy | 00 | NONE 100 | |
| Quality | 06 | Quality Level 06 | |
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4011.00 | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 1,200 | 100 | 2018 |
| FOP | 360 | 30 | 2018 |
| TOTALS | 1,560 | | |
| | | | 1,308 |
| | | | 27,209 |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--|-----|-----------|-------------|----------------|----------------|-----|-----|------|------|------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 2 | | | | | | | | | | | |
| 2 GARAGE RES - 100% - 2019 Heated Area: 1200 HX Base Yr 2019 | | | | | | | | | | | |



| NASSAU COUNTY PROPERTY | | | |
|---------------------------|-------|-----------|-------------|
| VALUATION SUMMARY | | | PAGE 2 of 2 |
| VALUATION BY | | | STANDARD |
| Tax Group: 4 | | Tax Dist: | |
| BUILDING MARKET VALUE | | | 433,349 |
| TOTAL MARKET OB/XF VALUE | | | 12,858 |
| TOTAL LAND VALUE - MARKET | | | 95,000 |
| TOTAL MARKET VALUE | | | 541,207 |
| SOH/AGL Deduction | | | 172,775 |
| ASSESSED VALUE | | | 368,432 |
| TOTAL EXEMPTION VALUE | HX HB | | 50,722 |
| BASE TAXABLE VALUE | | | 317,710 |
| TOTAL JUST VALUE | | | 541,207 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 500,684 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
| | | | |
| | | | |
| | | | |
| | | | |

| SALES DATA | | | | | | |
|--------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2081/0197 | 10/31/2016 | WD Q | Q | I | 01 | 318,400 |
| GRANTOR: IRWIN JAMES S & STACY | | | | | | |
| GRANTEE: METZGER TRACI & STE | | | | | | |
| 2021/0910 | 12/28/2015 | WD Q | Q | I | 01 | 275,000 |
| GRANTOR: VAFIADIS THOMAS & | | | | | | |
| GRANTEE: IRWIN JAMES S & STA | | | | | | |

| 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 |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |

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

| BUILDING DIMENSIONS | |
|--|--|
| BAS=[YR=2018] E40 FOP=[YR=2018] E12 S30 W12 N30\$ S30 W40 N30\$. | |

| 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 |
| | | | | | | | | | | | | | | | | | | | | | | | | |