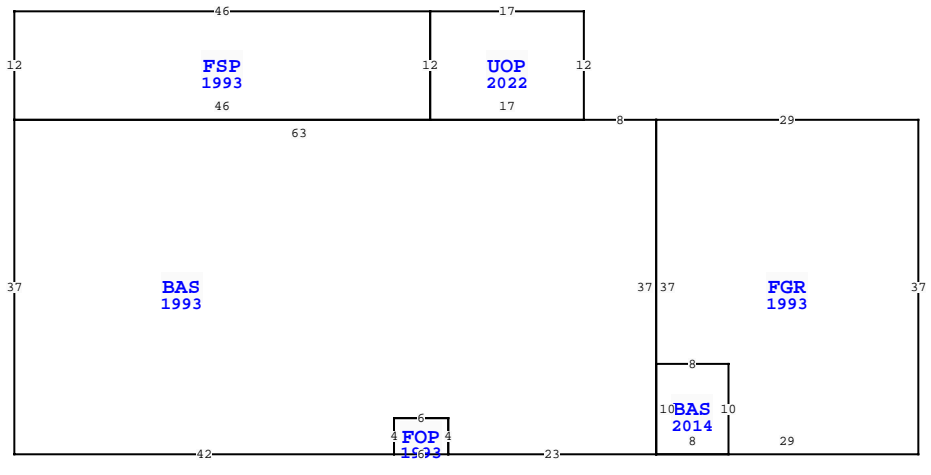


| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|------------------|------|
| ELEMENT | CD | | |
| Exterior Wall | 20 | FACE BRICK 100 | |
| Roof Structur | 03 | GABLE/HIP 100 | |
| Roof Cover | 03 | COMP SHNGL 100 | |
| Interior Wall | 05 | DRYWALL 100 | |
| Interior Floo | 14 | CARPET 70 | |
| Interior Floo | 12 | HARDWOOD 30 | |
| 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 | 01 | Quality Level 01 | |
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 08 |
| NEIGHBORHOOD/LOC | 8026.00 | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 2,603 | 100 | 1993 |
| BAS | 80 | 100 | 2014 |
| FGR | 1,073 | 55 | 1993 |
| FOP | 24 | 30 | 1993 |
| FSP | 552 | 40 | 1993 |
| UOP | 204 | 20 | 2022 |
| TOTALS | 4,536 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 0900 | 01 | 3,542 | 89.5050 | 118.15 | 418,487 | 1991 | 1996 | 0 | 0 | 21.00 | 79.00 |
| 1 SNGL FAM - 100% - 2019 Heated Area: 2683 HX Base Yr 2019 | | | | | | | | | | | |



| NASSAU COUNTY PROPERTY | | PAGE 1 of 2 | 6 |
|---------------------------|--|--------------|---|
| VALUATION SUMMARY | | | |
| VALUATION BY | | STANDARD | |
| Tax Group: 6 | | Tax Dist: | |
| BUILDING MARKET VALUE | | 349,633 | |
| TOTAL MARKET OB/XF VALUE | | 90,295 | |
| TOTAL LAND VALUE - MARKET | | 205,335 | |
| TOTAL MARKET VALUE | | 645,263 | |
| SOH/AGL Deduction | | 226,791 | |
| ASSESSED VALUE | | 418,472 | |
| TOTAL EXEMPTION VALUE | | HX HB 50,722 | |
| BASE TAXABLE VALUE | | 367,750 | |
| TOTAL JUST VALUE | | 645,263 | |
| NCON VALUE | | 0 | |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | 596,680 | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|--------|------------|
| 22009521 | XFOB | 9,400 | 06/22/2022 |
| 22004245 | SWIM POOL | 92,000 | 03/17/2022 |
| 22003737 | ADDITION | 23,000 | 03/09/2022 |

| SALES DATA | | | | | | |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2040/1719 | 4/15/2016 | WD Q | Q | I | 01 | 330,000 |
| GRANTOR: HEMMING GUST A & MONI | | | | | | |
| GRANTEE: SPOTSWOOD DANIELE | | | | | | |
| 1554/0530 | 3/05/2008 | WD Q | Q | I | | 325,000 |
| GRANTOR: TISON WILLIAM H ETAL | | | | | | |
| GRANTEE: HEMMING GUST A & MO | | | | | | |

| 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 | 0300 | BOAT DCK W | 0 | 100 | 0 | 0 | 216.00 | SF | 40.00 | 40.00 | 100 | 2000 | 2000 | 3 | 27 | 2,333 | |
| 2 | 0681 | POLE SHED | 0 | 100 | 58 | 24 | 1,392.00 | SF | 15.00 | 15.00 | 100 | 2008 | 2008 | 3 | 48 | 10,022 | |
| 3 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1991 | 1991 | 3 | 68 | 2,380 | |
| 4 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 1,381.00 | SF | 4.00 | 4.00 | 100 | 1991 | 1991 | 3 | 59.5 | 3,287 | |
| 5 | 0911 | SCRN RM A | 0 | 100 | 47 | 27 | 1,269.00 | SF | 17.50 | 17.50 | 100 | 2022 | 2022 | 3 | 93 | 20,653 | |
| 6 | 0861 | POOL GUNIT | 0 | 100 | 35 | 15 | 525.00 | SF | 85.00 | 85.00 | 100 | 2022 | 2022 | 3 | 95 | 42,394 | |
| 7 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 744.00 | SF | 10.00 | 10.00 | 100 | 2022 | 2022 | 3 | 99 | 7,366 | |
| 8 | 0871 | POOL HTR R | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2022 | 2022 | 3 | 93 | 1,860 | |
| TOTALS | | | | | | | | | | | | | | | 90,295 | | |

| BLD DATE | | | | LGL DATE | | | |
|------------|----------|------------|---------|----------|--|--|--|
| XF DATE | INC DATE | LAND DATE | AG DATE | MLU | | | |
| 07/25/2008 | | 05/21/2025 | | MLU | | | |

| BUILDING NOTES | | | | | | | | | | | | | | |
|---|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BUILDING DIMENSIONS | | | | | | | | | | | | | | |
| FGR=[YR=1993] W29 BAS=[YR=1993] W8 UOP=[YR=2022] N12W17 | | | | | | | | | | | | | | |
| FSP=[YR=1993] W46 S12 E46 N12\$ S12 E17\$ W63 S37 E42 | | | | | | | | | | | | | | |
| FOP=[YR=1993] E6 N4 W6 S4\$ N4 E6 S4 E23 N37\$ S37 | | | | | | | | | | | | | | |
| BAS=[YR=2014] E8 N10 W8 S10\$ E29 N37\$. | | | | | | | | | | | | | | |

| 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 | | OR | 0.00 | 0.00 | 10.53 | AC | | 1.00 | 1.00 | 1.00 | 19,500.00 | 19,500.00 | 205,335 | | | | | | | |

