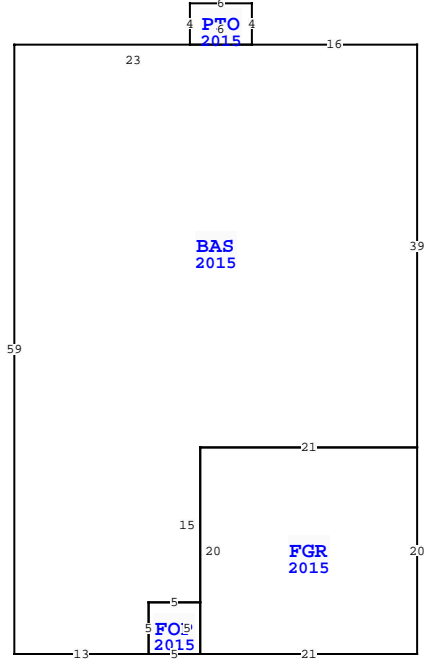


| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|---------------|---------|
| ELEMENT | CD | | |
| Exterior Wall | 10 | ABOVE AVG | 100 |
| Roof Structur | 03 | GABLE/HIP | 100 |
| Roof Cover | 03 | COMP SHNGL | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floor | 14 | CARPET | 70 |
| Interior Floor | 08 | SHT VINYL | 30 |
| Air Condition | 03 | CENTRAL | 100 |
| Heating Type | 04 | AIR DUCTED | 100 |
| Bedrooms | | 3 | 100 |
| Bathrooms | | 2 | 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 | 4144.0100 | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 1,856 | 100 | 2015 |
| FGR | 420 | 55 | 2015 |
| FOP | 25 | 30 | 2015 |
| PTO | 24 | 5 | 2015 |
| TOTALS | 2,325 | | |
| | | | 2,096 |
| | | | 212,967 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | |
|------------------------|-----|-----------|-------------|----------------|----------------|-----|-----|------|------|------|--------|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | |
| 1 | | | | | | | | | | | | |
| SINGLE FAM - 0% - 2025 | | | | | | | | | | | | |
| Heated Area: 1856 | | | | | | | | | | | | |
| HX Base Yr | | | | | | | | | | | | |



| NASSAU COUNTY PROPERTY | | | |
|---------------------------|-----------|--|-------------|
| VALUATION SUMMARY | | | PAGE 1 of 1 |
| VALUATION BY | | | STANDARD |
| Tax Group: 4 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 212,967 |
| TOTAL MARKET OB/XF VALUE | | | 3,724 |
| TOTAL LAND VALUE - MARKET | | | 85,000 |
| TOTAL MARKET VALUE | | | 301,691 |
| SOH/AGL Deduction | | | 0 |
| ASSESSED VALUE | | | 301,691 |
| TOTAL EXEMPTION VALUE | | | 0 |
| BASE TAXABLE VALUE | | | 301,691 |
| TOTAL JUST VALUE | | | 301,691 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 292,275 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|---------|------------|
| B1529952 | NEW CONSTR | 225,585 | 02/01/2015 |

| SALES DATA | | | | | | |
|------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2689/184 | 1/11/2024 | WD Q | Q | I | 01 | 335,000 |
| GRANTOR: MAYBERRY BRADLEY A | | | | | | |
| GRANTEE: EREMITA RICHARD M T | | | | | | |
| 2497/1433 | 9/17/2021 | WD Q | Q | I | 01 | 269,900 |
| GRANTOR: JUNAK FAMILY TRUST | | | | | | |
| GRANTEE: MAYBERRY BRADLEY A | | | | | | |

| 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 | 0 | 0 | 603.00 | SF | 6.50 | 6.50 | 100 | 2015 | 2015 | 3 | 95 | 3,724 | |

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

BUILDING DIMENSIONS
 BAS=[YR=2015] W16 PTO=[YR=2015] N4 W6 S4 E6 S W23 S59 E13
 FOP=[YR=2015] E5 FGR=[YR=2015] E21 N20 W21 S20 S N5 W5 S5 S N5 E5 N15 E21 N39 S.

| 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 | 0 | | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 85,000.00 | 85,000.00 | 85,000 | | | | | | | | |