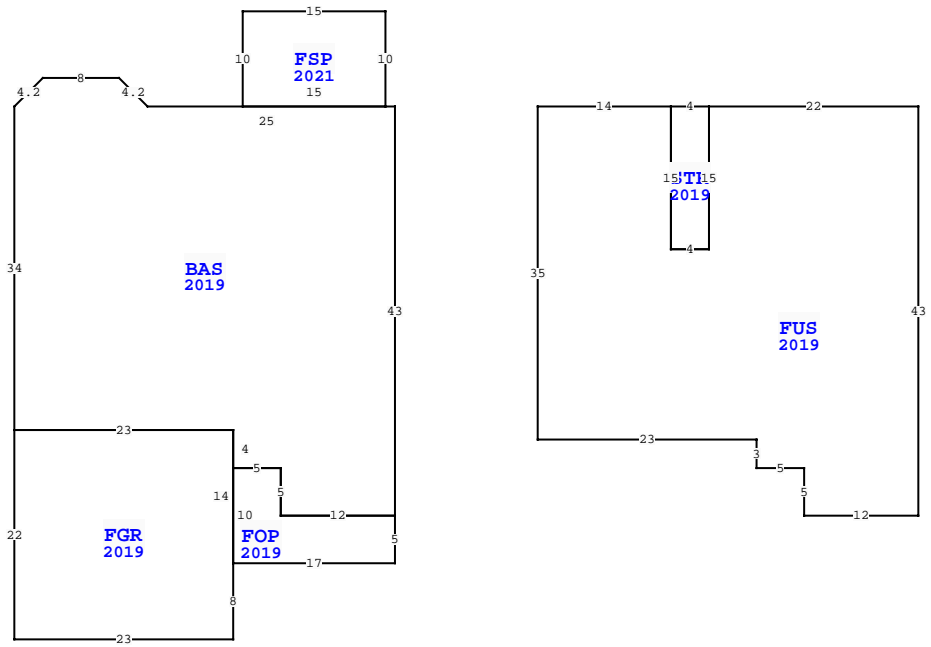




| BUILDING CHARACTERISTICS |                  | CONSTRUCTION  |      |
|--------------------------|------------------|---------------|------|
| ELEMENT                  | CD               |               |      |
| Exterior Wall            | 31               | HARDIE BRD    | 100  |
| Roof Structur            | 03               | GABLE/HIP     | 100  |
| Roof Cover               | 03               | COMP SHNGL    | 100  |
| Interior Wall            | 05               | DRYWALL       | 100  |
| Interior Floo            | 11               | CLAY TILE     | 60   |
| Interior Floo            | 14               | CARPET        | 40   |
| Air Condition            | 03               | CENTRAL       | 100  |
| Heating Type             | 04               | AIR DUCTED    | 100  |
| Bedrooms                 |                  | 5             | 100  |
| Bathrooms                |                  | 3.5           | 100  |
| Frame                    | 02               | WOOD FRAME    | 100  |
| Stories                  | 2.               | 2.100         |      |
| Units                    |                  | 0             | 100  |
| Occupancy                | 00               | NONE          | 100  |
| Quality                  | 04               | Quality Level | 04   |
| DOR CODE                 | 0100             | SINGLE FAMILY |      |
| MAP NUM                  |                  | MKT AREA      | 04   |
| NEIGHBORHOOD/LOC         | 4145.00          |               |      |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE   | YEAR |
| BAS                      | 1,521            | 100           | 2019 |
| FGR                      | 506              | 55            | 2019 |
| FOP                      | 110              | 30            | 2019 |
| FSP                      | 150              | 40            | 2021 |
| FUS                      | 1,451            | 100           | 2019 |
| STR                      | 60               | 10            | 2019 |
| TOTALS                   | 3,798            |               |      |

| MARKET ADJUSTMENTS                                 |     |           |             |                |                |      |      |      |      |      |        |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE   | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
| 0100   | 01  | 3,349     | 112.8288    | 112.83         | 377,868        | 2019 | 2019 | 0    | 0    | 2.00 | 98.00  |
| 1 SINGLE FAM - 0% - 0 Heated Area: 2972 HX Base Yr |     |           |             |                |                |      |      |      |      |      |        |



| NASSAU COUNTY PROPERTY    |           | PAGE 1 of 1 | 4        |
|---------------------------|-----------|-------------|----------|
| VALUATION SUMMARY         |           |             |          |
| VALUATION BY              |           |             | STANDARD |
| Tax Group: 4              | Tax Dist: |             |          |
| BUILDING MARKET VALUE     |           |             | 370,311  |
| TOTAL MARKET OB/XF VALUE  |           |             | 3,243    |
| TOTAL LAND VALUE - MARKET |           |             | 85,000   |
| TOTAL MARKET VALUE        |           |             | 458,554  |
| SOH/AGL Deduction         |           |             | 9,290    |
| ASSESSED VALUE            |           |             | 449,264  |
| TOTAL EXEMPTION VALUE     |           |             | 0        |
| BASE TAXABLE VALUE        |           |             | 449,264  |
| TOTAL JUST VALUE          |           |             | 458,554  |
| NCON VALUE                |           |             | 0        |
| INCOME VALUE              |           |             |          |
| PREVIOUS YEAR MKT VALUE   |           |             | 431,871  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| C1909303   | CO ISSUED   | 0       | 05/14/2019 |
| B1909303   | NEW CONSTR  | 390,318 | 01/01/2019 |

| SALES DATA                     |           |           |       |       |        |            |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2275/1746                      | 5/14/2019 | WD        | Q     | I     | 02     | 307,800    |
| GRANTOR: DREAM FINDERS HOMES L |           |           |       |       |        |            |
| GRANTEE: PROVINS GUY L & WIL   |           |           |       |       |        |            |
| 2218/0786                      | 8/02/2018 | WD        | Q     | V     | 05     | 240,000    |
| GRANTOR: NASSAU CONCOURSE LLC  |           |           |       |       |        |            |
| GRANTEE: DREAM FINDERS HOMES   |           |           |       |       |        |            |

| 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       | 0   | 0     | 0  |       | 5.20           | 100       | 2019    | 2019        | 3 | 97     | 3,243           |       |

| BLD DATE |  | 03/30/2023 | NW | LGL DATE | 04/23/2025 | MLU |
|----------|--|------------|----|----------|------------|-----|
|----------|--|------------|----|----------|------------|-----|

| BUILDING NOTES  |  |
|---|--|
| BUILDING DIMENSIONS   |  |
| BAS=[YR=2019] W1 FSP=[YR=2021] N10 W15 S10 E15\$ W25 U3 L3 W8 L3 D3 S34 FGR=[YR=2019] S22 E23 N8 FOP=[YR=2019] E17 N5 W12 N5 W5 S10\$ N14 W23\$ E23 S4 E5 S5 E12 N43\$ PTR= E15 FUS=[YR=2019] E14 STR=[YR=2019] E4 S15 W4 N15\$ S15 E4 N15 E22 S43 W12 N5 W5 N3 W23 N35\$ W15\$ . |  |

| LAND DESCRIPTION |          | TOTAL OB/XF |                      |     |     |          |       |       |             |           |     |           |        |         |            |                | 3,243      |                             |      |         |      |     |    |        |
|------------------|----------|-------------|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|-----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| L N              | USE CODE | CLS         | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPTH 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                  | 0   |     | PUD      | 0.00  | 0.00  | 1.00        | LT        |     | 1.00      | 1.00   | 1.00    | 85,000.00  | 85,000.00      | 85,000     |                             |      |         |      |     |    |        |