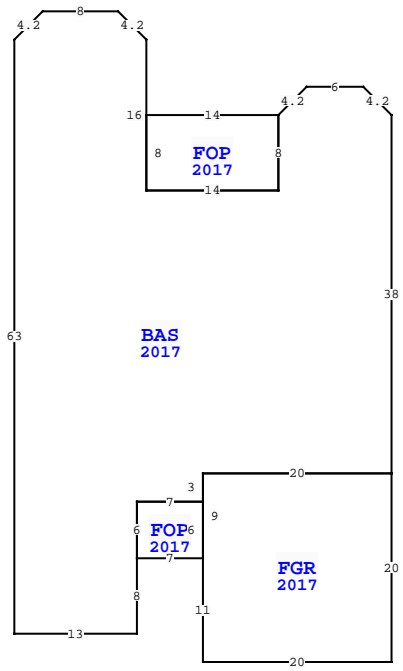


| BUILDING CHARACTERISTICS |                  | CONSTRUCTION  |      |
|--------------------------|------------------|---------------|------|
| ELEMENT                  | CD               |               |      |
| Exterior Wall            | 31               | HARDIE BRD    | 100  |
| Roof Structur            | 03               | GABLE/HIP     | 100  |
| Roof Cover               | 03               | COMP SHNGL    | 100  |
| Interior Wall            | 05               | DRYWALL       | 100  |
| Interior Floor           | 11               | CLAY TILE     | 50   |
| Interior Floor           | 14               | CARPET        | 50   |
| Air Condition            | 03               | CENTRAL       | 100  |
| Heating Type             | 04               | AIR DUCTED    | 100  |
| Bedrooms                 |                  | 3             | 100  |
| Bathrooms                |                  | 2             | 100  |
| Frame                    | 02               | WOOD FRAME    | 100  |
| Stories                  |                  | 1.            | 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                      | 1,822            | 100           | 2017 |
| FGR                      | 400              | 55            | 2017 |
| FOP                      | 42               | 30            | 2017 |
| FOP                      | 112              | 30            | 2017 |
| TOTALS                   | 2,376            |               |      |

| MARKET ADJUSTMENTS   |     |           |             |                |                |      |      |      |      |      |        |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE   | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
| 0100   | 01  | 2,089     | 117.8205    | 117.82         | 246,126        | 2017 | 2017 | 0    | 0    | 3.00 | 97.00  |
| 1 SINGLE FAM - 100% - 2018 Heated Area: 1822 HX Base Yr 2018 |     |           |             |                |                |      |      |      |      |      |        |



| NASSAU COUNTY PROPERTY    |                 | PAGE 1 of 1 |  |
|---------------------------|-----------------|-------------|--|
| VALUATION SUMMARY         |                 |             |  |
| VALUATION BY              | STANDARD        |             |  |
| Tax Group: 4              | Tax Dist:       |             |  |
| BUILDING MARKET VALUE     | 238,742         |             |  |
| TOTAL MARKET OB/XF VALUE  | 59,451          |             |  |
| TOTAL LAND VALUE - MARKET | 85,000          |             |  |
| TOTAL MARKET VALUE        | 383,193         |             |  |
| SOH/AGL Deduction         | 119,713         |             |  |
| ASSESSED VALUE            | 263,480         |             |  |
| TOTAL EXEMPTION VALUE     | HX HB DX 55,722 |             |  |
| BASE TAXABLE VALUE        | 207,758         |             |  |
| TOTAL JUST VALUE          | 383,193         |             |  |
| NCON VALUE                | 0               |             |  |
| INCOME VALUE              |                 |             |  |
| PREVIOUS YEAR MKT VALUE   | 364,311         |             |  |

| PERMIT NUM | DESCRIPTION  | AMT     | ISSUED     |
|------------|--------------|---------|------------|
| 18011384   | SWIM POOL    | 10      | 11/14/2018 |
| 18002846   | SCRN ENCLSRE | 4,015   | 04/10/2018 |
| C1702335   | CO ISSUED    | 0       | 10/31/2017 |
| B1702335   | NEW CONSTR   | 228,847 | 03/22/2017 |

| SALES DATA                     |            |           |       |       |        |            |
|--------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number              | DATE       | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2157/0189                      | 10/30/2017 | WD Q      | Q     | I     | 02     | 267,000    |
| GRANTOR: DREAM FINDERS HOMES L |            |           |       |       |        |            |
| GRANTEE: MCCAVITT BARBARA A    |            |           |       |       |        |            |
| 2103/0397                      | 2/23/2017  | WD Q      | V     | 05    |        | 220,000    |
| 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              | 0855       | CONC PAVER  | 0       | 100 | 0 | 0     |    |       | 364.00         | SF        | 10.00   | 10.00       | 100 | 2017   | 2017            | 3     | 96 | 3,494  |  |
| 2              | 0855       | CONC PAVER  | 0       | 100 | 0 | 0     |    |       | 54.00          | SF        | 10.00   | 10.00       | 100 | 2017   | 2017            | 3     | 96 | 518    |  |
| 3              | 0476       | VF 6 SBPL   | 0       | 100 | 0 | 0     |    |       | 240.00         | LF        | 32.00   | 32.00       | 100 | 2017   | 2017            | 3     | 90 | 6,912  |  |
| 4              | 0470       | VNYL GATE   | 0       | 100 | 0 | 0     |    |       | 1.00           | UT        | 300.00  | 300.00      | 100 | 2017   | 2017            | 3     | 90 | 270    |  |
| 5              | 0911       | SCRN RM A   | 0       | 100 | 0 | 0     |    |       | 818.00         | SF        | 17.50   | 17.50       | 100 | 2019   | 2019            | 3     | 82 | 11,738 |  |
| 6              | 0861       | POOL GUNIT  | 0       | 100 | 0 | 0     |    |       | 410.00         | SF        | 85.00   | 85.00       | 100 | 2019   | 2019            | 3     | 87 | 30,320 |  |
| 7              | 0855       | CONC PAVER  | 0       | 100 | 0 | 0     |    |       | 408.00         | SF        | 10.00   | 10.00       | 100 | 2019   | 2019            | 3     | 97 | 3,958  |  |
| 8              | 0855       | CONC PAVER  | 0       | 100 | 0 | 0     |    |       | 231.00         | SF        | 10.00   | 10.00       | 100 | 2019   | 2019            | 3     | 97 | 2,241  |  |

| BLD DATE |  | 03/30/2023 |  | NW |  | LGL DATE  |  | 04/23/2025 |  | MLU |  |
|----------|--|------------|--|----|--|-----------|--|------------|--|-----|--|
| XF DATE  |  |            |  |    |  | LAND DATE |  |            |  |     |  |
| INC DATE |  |            |  |    |  | AG DATE   |  |            |  |     |  |

| BUILDING NOTES   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BUILDING DIMENSIONS  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| BAS=[YR=2017] U3 L3 W6 D3 L3 FOP=[YR=2017] W14 S8 E14 N8\$ S8 W14 N16 U3 L3 W8 D3 L3 S63 E13 N8 FOP=[YR=2017] E7 FGR=[YR=2017] S11 E20 N20 W20 S9\$ N6 W7 S6\$ N6 E7 N3 E20 N38\$. |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |

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