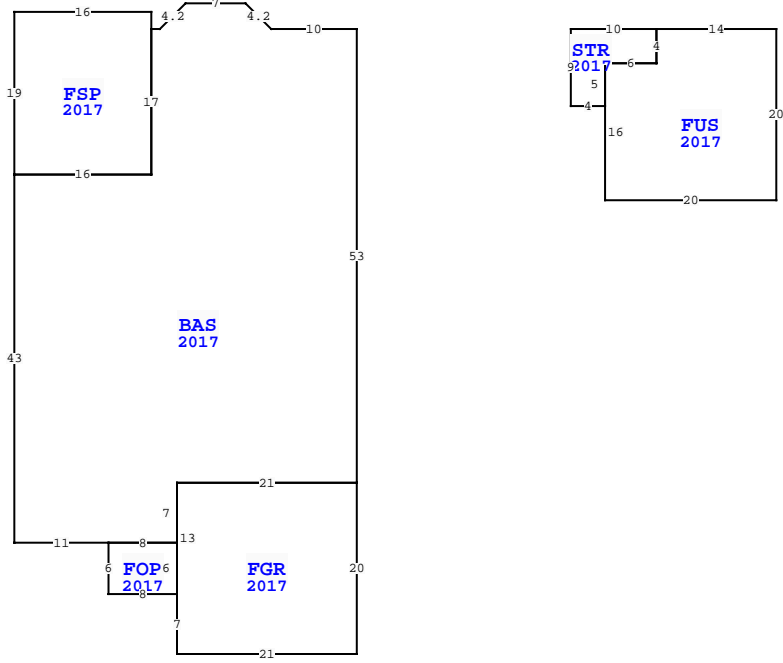


| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|---------------|------|
| ELEMENT | CD | | |
| Exterior Wall | 16 | WD FR STUC | 100 |
| Roof Structur | 03 | GABLE/HIP | 100 |
| Roof Cover | 03 | COMP SHNGL | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floo | 13 | LVT/LAMMT | 60 |
| Interior Floo | 11 | CLAY TILE | 40 |
| Air Condition | 03 | CENTRAL | 100 |
| Heating Type | 04 | AIR DUCTED | 100 |
| Bedrooms | | 3 | 100 |
| Bathrooms | | 3 | 100 |
| Frame | 02 | WOOD FRAME | 100 |
| Stories | 1.5 | 1.5 | 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 | 2,011 | 100 | 2017 |
| FGR | 420 | 55 | 2017 |
| FOP | 48 | 30 | 2017 |
| FSP | 304 | 40 | 2017 |
| FUS | 376 | 100 | 2017 |
| STR | 60 | 10 | 2017 |
| TOTALS | 3,219 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|-----------------------------------|------------|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 1 | SINGLE FAM | - 100% | - 2024 | | 323,831 | 2017 | 2017 | 0 | 0 | 3.50 | 96.50 |
| Heated Area: 2387 HX Base Yr 2018 | | | | | | | | | | | |



| NASSAU COUNTY PROPERTY | | PAGE 1 of 1 | 4 |
|---------------------------|-------------|-------------|---------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | STANDARD | |
| Tax Group: 4 | | Tax Dist: | |
| BUILDING MARKET VALUE | | | 312,497 |
| TOTAL MARKET OB/XF VALUE | | | 2,371 |
| TOTAL LAND VALUE - MARKET | | | 85,000 |
| TOTAL MARKET VALUE | | | 399,868 |
| SOH/AGL Deduction | | | 141,366 |
| ASSESSED VALUE | | | 258,502 |
| TOTAL EXEMPTION VALUE | DX HX HB SX | | 105,722 |
| BASE TAXABLE VALUE | | | 152,780 |
| TOTAL JUST VALUE | | | 399,868 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 375,797 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|---------|------------|
| B1633355 | CO ISSUED | 0 | 03/22/2017 |
| B1633355 | NEW CONSTR | 297,544 | 11/07/2016 |

| SALES DATA | | | | | | |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2109/0120 | 3/23/2017 | WD Q | Q | I | 01 | 302,700 |
| GRANTOR: DREAM FINDERS HOMES L | | | | | | |
| GRANTEE: LEVY BARBARA | | | | | | |
| 2069/1420 | 8/31/2016 | WD Q | Q | V | 05 | 350,000 |
| 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 | 0810 | CONCRETE A | 0 | 100 | 12 | 5 | | 6.50 | 6.50 | 100 | 2017 | 2017 | 3 | 96 | 374 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 16 | 20 | | 6.50 | 6.50 | 100 | 2017 | 2017 | 3 | 96 | 1,997 | |

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

| BUILDING DIMENSIONS | |
|--|--|
| BAS=[YR=2017] W10 U3 L3 W7 L3 D3 W1 FSP=[YR=2017] N2 W16 S19 E16 N17\$ S17 W16 S43 E11 FOP=[YR=2017] S6 E8 FGR=[YR=2017] S7 E21 N20 W21 S13\$ N6 W8\$ E8 N7 E21 N53 PTR = E25 STR=[YR=2017] E10 FUS=[YR=2017] E14 S20 W20 N16 E6 N4 \$ S4 W6 S5 W4 N9\$ W25\$. | |

| 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 | | | | | | | |