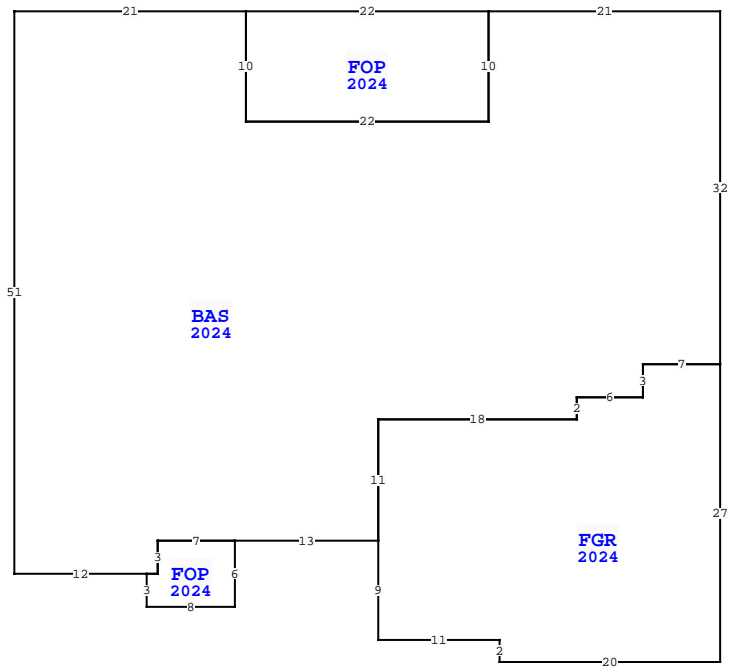


| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|---------------|---------|
| ELEMENT | CD | | |
| Exterior Wall | 31 | HARDIE BRD | 100 |
| Roof Structur | 03 | GABLE/HIP | 100 |
| Roof Cover | 03 | COMP SHNGL | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floor | 13 | LVT/LAMMT | 50 |
| Interior Floor | 14 | CARPET | 50 |
| 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 |
| Quality | 02 | Quality Level | 02 |
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4087.00 | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 2,503 | 100 | 2024 |
| FGR | 707 | 55 | 2024 |
| FOP | 45 | 30 | 2024 |
| FOP | 220 | 30 | 2024 |
| TOTALS | 3,475 | | |
| | | | 2,972 |
| | | | 385,350 |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 0900 | 01 | 2,972 | 98.2300 | 129.66 | 385,350 | 2023 | 2023 | 0 | 0 | 0.00 | 100.00 |
| 1 SNGL FAM - 100% - 2025 | | | | | | | | | | | |
| Heated Area: 2503 | | | | | | | | | | | |
| HX Base Yr 2025 | | | | | | | | | | | |



| NASSAU COUNTY PROPERTY | | | PAGE 1 of 1 | 4 |
|---------------------------|-----------|--|-------------|----------|
| VALUATION SUMMARY | | | | |
| VALUATION BY | | | | STANDARD |
| Tax Group: 4 | Tax Dist: | | | |
| BUILDING MARKET VALUE | | | | 385,350 |
| TOTAL MARKET OB/XF VALUE | | | | 7,120 |
| TOTAL LAND VALUE - MARKET | | | | 125,000 |
| TOTAL MARKET VALUE | | | | 517,470 |
| SOH/AGL Deduction | | | | 0 |
| ASSESSED VALUE | | | | 517,470 |
| TOTAL EXEMPTION VALUE | HX HB VX | | | 55,722 |
| BASE TAXABLE VALUE | | | | 461,748 |
| TOTAL JUST VALUE | | | | 517,470 |
| NCON VALUE | | | | 0 |
| INCOME VALUE | | | | |
| PREVIOUS YEAR MKT VALUE | | | | 447,052 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|---------|------------|
| 22012114 | NEW CONSTR | 406,730 | 08/09/2022 |
| 220006625 | | 406,730 | |

| SALES DATA | | | | | | |
|-------------------|------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| | | | | | | |

| BLD DATE | | LGL DATE | |
|----------|----------|------------|---------|
| XF DATE | INC DATE | LAND DATE | AG DATE |
| | | 05/06/2025 | MLU |

| BUILDING NOTES | |
|--|--|
| BUILDING DIMENSIONS | |
| BAS=[YR=2024;ORIG=80,10] W21 S10 W22 N10 W21 S51 E12 E1 N3 E7 E13 N11 E18 N2 E6 N3 E7 N32 \$ | |
| FOP=[YR=2024;ORIG=37,10] E22 S10 W22 N10 \$ | |
| FGR=[YR=2024;ORIG=49,47] E18 N2 E6 N3 E7 S27 W20 N2 W11 N9 N11 \$ | |
| FOP=[YR=2024;ORIG=29,58] E7 S6 W8 N3 E1 N3 \$ | |

| 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 | | | 712.00 | SF | 10.00 | 10.00 | 100 | 2024 | 2023 | 100 | 7,120 | |

| 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 | | RSF-2 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 125,000.00 | 125,000.00 | 125,000 | | | | | | | |