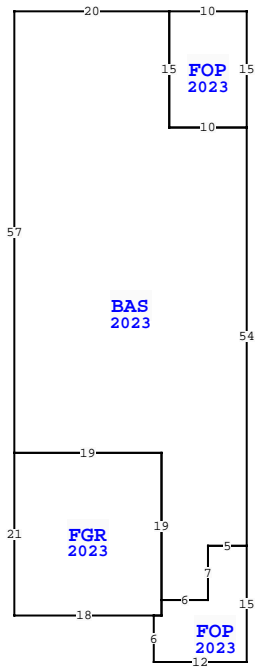


| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|---------------|------|
| ELEMENT | CD | | |
| Exterior Wall | 31 | HARDIE BRD | 100 |
| Roof Structur | 03 | GABLE/HIP | 100 |
| Roof Cover | 03 | COMP SHNGL | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floo | 13 | LVT/LAMMT | 50 |
| Interior Floo | 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. | 1. | 100 |
| Quality | 04 | Quality Level | 04 |
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | | 4095.00 | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 1,734 | 100 | 2023 |
| FGR | 399 | 55 | 2023 |
| FOP | 129 | 30 | 2023 |
| FOP | 150 | 30 | 2023 |
| TOTALS | 2,412 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|---|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 0100 | 01 | 2,037 | 113.1900 | 113.19 | 230,568 | 2023 | 2023 | 0 | 0 | 0.00 | 100.00 |
| 1 SINGLE FAM - 100% - 2024 Heated Area: 1734 HX Base Yr | | | | | | | | | | | |



| NASSAU COUNTY PROPERTY | | PAGE 1 of 1 | 4 |
|---------------------------|----|-------------|----------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | | STANDARD |
| Tax Group: 4 | | Tax Dist: | |
| BUILDING MARKET VALUE | | | 230,568 |
| TOTAL MARKET OB/XF VALUE | | | 8,197 |
| TOTAL LAND VALUE - MARKET | | | 85,000 |
| TOTAL MARKET VALUE | | | 323,765 |
| SOH/AGL Deduction | | | 0 |
| ASSESSED VALUE | | | 323,765 |
| TOTAL EXEMPTION VALUE | 13 | | 323,765 |
| BASE TAXABLE VALUE | | | 0 |
| TOTAL JUST VALUE | | | 323,765 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 315,314 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|---------|------------|
| 23001728 | CO ISSUED | 0 | 02/08/2023 |
| 22010017 | NEW CONSTR | 281,613 | 06/30/2022 |

| SALES DATA | | | | | | |
|-------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2630/1924 | 2/08/2023 | WD Q | Q | I | 01 | 388,000 |

GRANTOR: CENTURY COMMUNITIES O
GRANTEE: KOFF JAMES R ET AL

| BUILDING NOTES | |
|--|--|
| BAS=[YR=2023;ORIG=60,10] W10 N15 W20 S57 E19 S19 E6 N7 E5 N54 \$ | |
| FOP=[YR=2023;ORIG=60,-5] W10 S15 E10 N15 \$ | |
| FGR=[YR=2023;ORIG=30,52] E19 S19 S2 W1 W18 N21 \$ | |
| FOP=[YR=2023;ORIG=49,71] E6 N7 E5 S15 W12 N6 E1 N2 \$ | |

| 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 | 100 | 0 | 656.00 | SF | 5.20 | 5.20 | 100 | 2023 | 2023 | | 100 | 3,411 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 0 | 75.00 | SF | 6.50 | 6.50 | 100 | 2023 | 2023 | | 100 | 488 | |
| 3 | 0476 | VF 6 SBPL | 0 | 100 | 0 | 54.00 | LF | 32.00 | 32.00 | 100 | 2023 | 2023 | | 99 | 1,711 | |
| 4 | 0462 | ST/AL FNC | 0 | 100 | 0 | 264.00 | SF | 10.00 | 10.00 | 100 | 2023 | 2023 | | 98 | 2,587 | |

| 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 | | | | | | | |