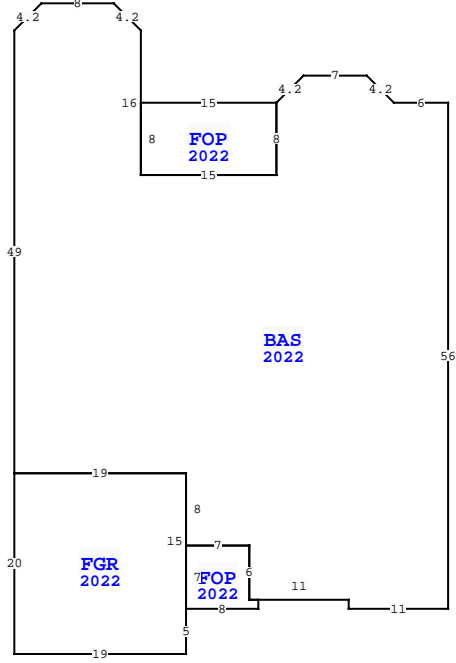




| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|------------------|------|
| ELEMENT | CD | | |
| Exterior Wall | 31 | HARDIE BRD | 100 |
| Roof Structur | 03 | GABLE/HIP | 100 |
| Roof Cover | 03 | COMP SHNGL | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floo | 11 | CLAY TILE | 60 |
| Interior Floo | 12 | HARDWOOD | 40 |
| Air Condition | 03 | CENTRAL | 100 |
| Heating Type | 04 | AIR DUCTED | 100 |
| Bedrooms | | 5 | 100 |
| Bathrooms | | 3 | 100 |
| Frame | 02 | WOOD FRAME | 100 |
| Stories | 1. | 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 | 4067.200 | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 2,398 | 100 | 2022 |
| FGR | 380 | 55 | 2022 |
| FOP | 50 | 30 | 2022 |
| FOP | 120 | 30 | 2022 |
| TOTALS | 2,948 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|---|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 0100 | 01 | 2,658 | 121.7664 | 121.77 | 323,665 | 2022 | 2022 | 0 | 0 | 0.50 | 99.50 |
| 1 SINGLE FAM - 0% - 2025 Heated Area: 2398 HX Base Yr | | | | | | | | | | | |



| NASSAU COUNTY PROPERTY | | PAGE 1 of 1 | 4 |
|---------------------------|-----------|-------------|----------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | | STANDARD |
| Tax Group: 4 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 322,047 |
| TOTAL MARKET OB/XF VALUE | | | 4,498 |
| TOTAL LAND VALUE - MARKET | | | 85,000 |
| TOTAL MARKET VALUE | | | 411,545 |
| SOH/AGL Deduction | | | 0 |
| ASSESSED VALUE | | | 411,545 |
| TOTAL EXEMPTION VALUE | | | 0 |
| BASE TAXABLE VALUE | | | 411,545 |
| TOTAL JUST VALUE | | | 411,545 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 386,159 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|---------|------------|
| 21015969 | NEW CONSTR | 381,852 | 11/17/2021 |

| SALES DATA | | | | | | |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2739/1739 | 9/24/2024 | WD Q | Q | I | 01 | 555,000 |
| GRANTOR: DEMONBREN JASON C & J | | | | | | |
| GRANTEE: SANCHIRICO ALFRED D | | | | | | |
| 2594/1573 | 9/23/2022 | WD Q | Q | I | 02 | 530,000 |
| GRANTOR: DREAM FINDERS HOMES L | | | | | | |
| GRANTEE: DEMONBREN JASON CLI | | | | | | |

| 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 | 0 | 0 | 663.00 | SF | 6.50 | 6.50 | 100 | 2022 | 2022 | 3 | 99 | 4,266 | |
| 2 | 0810 | CONCRETE A | 0 | 0 | 0 | 36.00 | SF | 6.50 | 6.50 | 100 | 2022 | 2022 | 3 | 99 | 232 | |

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

| BUILDING NOTES | |
|---|--|
| BUILDING DIMENSIONS | |
| BAS=[YR=2022] W6 U3 L3 W7 D3 L3 FOP=[YR=2022] W15 S8 E15 N8\$ S8 W15 N16 U3 L3 W8 D3 L3 S49 FGR=[YR=2022] S20 E19 N5 FOP=[YR=2022] E8 N1 W1 N6 W7 S7\$ N15 W19\$ E19 S8 E7 S6 E11 S1 E11 N56\$. | |

| LAND DESCRIPTION | | TOTAL OB/XF | | | | | | | | | | | | | | | 4,498 | | | | | | | |
|------------------|----------|-------------|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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 | 000134 | C | RES POND | 0 | | RSF-2 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 85,000.00 | 85,000.00 | 85,000 | | | | | | | |