

| BUILDING CHARACTERISTICS | | |
|--------------------------|------------------|------------------|
| ELEMENT | CD | CONSTRUCTION |
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 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 | | 4015.00 |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE |
| BAL | 65 | 15 |
| BAS | 1,435 | 100 |
| FGR | 462 | 55 |
| FOP | 72 | 30 |
| FSP | 65 | 40 |
| FUS | 38 | 40 |
| FUS | 544 | 100 |
| USP | 91 | 30 |
| TOTALS | 2,772 | |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 0900 | 01 | 2,333 | 117.8205 | 155.52 | 362,828 | 1998 | 1998 | 0 | 0 | 12.50 | 87.50 |

1 SNGL FAM - 100% - 2020 Heated Area: 1979 HX Base Yr 2020

| NASSAU COUNTY PROPERTY | | PAGE 1 of 1 |
|---------------------------|--------------|-------------|
| VALUATION SUMMARY | | 7 |
| VALUATION BY | Tax Group: 7 | STANDARD |
| BUILDING MARKET VALUE | Tax Dist: | 317,474 |
| TOTAL MARKET OB/XF VALUE | | 24,620 |
| TOTAL LAND VALUE - MARKET | | 200,000 |
| TOTAL MARKET VALUE | | 542,094 |
| SOH/AGL Deduction | | 210,224 |
| ASSESSED VALUE | | 331,870 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 281,148 |
| TOTAL JUST VALUE | | 542,094 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 538,352 |

| EXTRA FEATURES | | | | | |
|----------------|------------|-------------|---------|-----|-----------|
| L N | OB/XF CODE | DESCRIPTION | BLD CAP | L W | UNITS |
| 1 | 0500 | FP-PRE FAB | 0 100 | 0 0 | 1.00 UT |
| 2 | 0810 | CONCRETE A | 0 100 | 0 0 | 680.00 SF |
| 3 | 0855 | CONC PAVER | 0 100 | 0 0 | 347.00 SF |
| 4 | 0300 | BOAT DCK W | 0 100 | 0 0 | 160.00 SF |
| 5 | 0920 | CWALL-WD/M | 0 100 | 0 0 | 45.00 LF |

| TOTAL OB/XF | | | | | | | | | | | | | | | |
|--------------------|------------|-------------|---------|-----|--------|----|----------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 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 | 0500 | FP-PRE FAB | 0 100 | 0 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1998 | 1998 | 3 | 80 | 2,800 | |
| 2 | 0810 | CONCRETE A | 0 100 | 0 0 | 680.00 | SF | 6.50 | 6.50 | 100 | 1998 | 1998 | 3 | 73 | 3,227 | |
| 3 | 0855 | CONC PAVER | 0 100 | 0 0 | 347.00 | SF | 10.00 | 10.00 | 100 | 2006 | 2006 | 3 | 86 | 2,984 | |
| 4 | 0300 | BOAT DCK W | 0 100 | 0 0 | 160.00 | SF | 30.00 | 30.00 | 100 | 2006 | 2006 | 3 | 40 | 1,920 | |
| 5 | 0920 | CWALL-WD/M | 0 100 | 0 0 | 45.00 | LF | 390.00 | 390.00 | 100 | 2018 | 2018 | 3 | 78 | 13,689 | |
| TOTAL OB/XF 24,620 | | | | | | | | | | | | | | | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
| | | | |
| | | | |

| SALES DATA | | | | | | |
|--------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2325/0012 | 12/10/2019 | WD | Q | I | 01 | 389,000 |
| GRANTOR: RUSCHMEIER DOROTHY IR | | | | | | |
| GRANTEE: TORTORICI VINCENT & | | | | | | |
| 1996/0248 | 8/07/2015 | WD | Q | I | 02 | 360,000 |
| GRANTOR: BARRETT CHARLES E JR | | | | | | |
| GRANTEE: RUSCHMEIER DOROTHY | | | | | | |

| BUILDING NOTES | |
|----------------|--|
| | |

| BUILDING DIMENSIONS | |
|--|--|
| BAS=[YR=1998] W17 S32 E4 FSP=[YR=2008] S6 E1 R6 U6 U4 L4 L3 D4 \$ U4 R3 R4 D4 D6 L6 W1 S8 D3 R3 S8 E3 FGR=[YR=1998] S7 W2 FOP=[YR=1998] W8 S9 E8 N9\$ S9 E2 S4 E20 N31 W4 S11 W16\$ E16 N11 E4 N41 FSP=[YR=1998] N5 USP=[YR=2008] N7 W13 S7 E13\$ W13 S5 E13\$ W13 N5\$ PTR= E25 FUS=[YR=1998] E17 S1 BAL1998 = E13 S5 W13 N5\$ S31 W17 N32\$ W25\$. | |

| LAND DESCRIPTION | | TOTAL OB/XF 24,620 | | | | | | | | | | | | | | | | | | | | | | |
|------------------|----------|--------------------|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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 | 100 | | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 200,000.00 | 200,000.00 | 200,000 | | | | | | | |