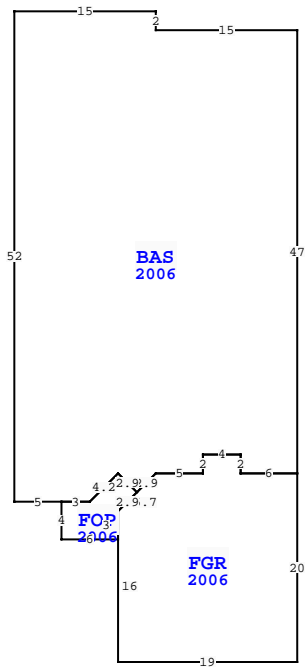


| BUILDING CHARACTERISTICS | | | | | |
|--------------------------|------------------|------------------|------|--------------|----------------------|
| ELEMENT | CD | CONSTRUCTION | | | |
| Exterior Wall | 05 | AVERAGE 90 | | | |
| Exterior Wall | 21 | STONE 10 | | | |
| Roof Structure | 03 | GABLE/HIP 100 | | | |
| Roof Cover | 03 | COMP SHNGL 100 | | | |
| Interior Wall | 05 | DRYWALL 100 | | | |
| Interior Floor | 14 | CARPET 70 | | | |
| Interior Floor | 08 | SHT VINYL 30 | | | |
| 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 | | | |
| Units | | 0 100 | | | |
| Occupancy | 00 | NONE 100 | | | |
| Quality | 04 | Quality Level 04 | | | |
| DOR CODE | 0100 | SINGLE FAMILY | | | |
| MAP NUM | | MKT AREA | 04 | | |
| NEIGHBORHOOD/LOC | 4038.00 | | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS | 1,465 | 100 | 2006 | 1,465 | 153,615 |
| FGR | 380 | 55 | 2006 | 209 | 21,915 |
| FOP | 33 | 30 | 2006 | 10 | 1,049 |
| TOTALS | 1,878 | | | 1,684 | 176,578 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | |
|---|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | |
| 0100 | 01 | 1,684 | 114.6600 | 114.66 | 193,087 | 2006 | 2006 | 0 | 0 | 8.55 | 91.45 | |
| 1 SINGLE FAM - 0% - 2024 Heated Area: 1465 HX Base Yr | | | | | | | | | | | | |



| NASSAU COUNTY PROPERTY | | PAGE 1 of 1 | 4 |
|---------------------------|--------------|-------------|---|
| VALUATION SUMMARY | | | |
| VALUATION BY | Tax Group: 4 | STANDARD | |
| BUILDING MARKET VALUE | | 176,578 | |
| TOTAL MARKET OB/XF VALUE | | 4,411 | |
| TOTAL LAND VALUE - MARKET | | 65,000 | |
| TOTAL MARKET VALUE | | 245,989 | |
| SOH/AGL Deduction | | 0 | |
| ASSESSED VALUE | | 245,989 | |
| TOTAL EXEMPTION VALUE | | 0 | |
| BASE TAXABLE VALUE | | 245,989 | |
| TOTAL JUST VALUE | | 245,989 | |
| NCON VALUE | | 0 | |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | 236,153 | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|---------|------------|
| E16974 | ELEC OTHER | 2,000 | 03/01/2006 |
| M11295 | MECH OTHER | 0 | 03/01/2006 |
| C17126 | CO ISSUED | 111,972 | 02/01/2006 |
| R08918 | REPAIR/RRF | 3,000 | 02/01/2006 |
| B17126 | NEW CONSTR | 111,972 | 02/01/2006 |

| SALES DATA | | | | | | |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 2647/1280 | 6/13/2023 | SW | U | I | 11 | 100 |
| GRANTOR: FKH SFR L LP | | | | | | |
| GRANTEE: FKH SFR N LP | | | | | | |
| 2588/0184 | 8/31/2022 | WD | Q | I | 01 | 319,000 |
| GRANTOR: FREDERICKS JUSTIN BLA | | | | | | |
| GRANTEE: FKH SFR L LP | | | | | | |

| 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 | 10 | 15 | | 6.50 | 6.50 | 100 | 2006 | 2006 | 3 | 86 | 839 | |
| 2 | 0810 | CONCRETE A | 0 | 0 | 38 | 15 | | 6.50 | 6.50 | 100 | 2006 | 2006 | 3 | 86 | 3,186 | |
| 3 | 0810 | CONCRETE A | 0 | 0 | 23 | 3 | | 6.50 | 6.50 | 100 | 2006 | 2006 | 3 | 86 | 386 | |
| TOTAL OB/XF | | | | | | | | | | | | | 4,411 | | | |

| BLD DATE | | LGL DATE | |
|----------|----------|------------|---------|
| XF DATE | INC DATE | LAND DATE | AG DATE |
| | | 05/13/2025 | MLU |

| BUILDING NOTES | |
|--|--|
| | |
| BUILDING DIMENSIONS | |
| FGR=[YR=2006] N20 BAS=[YR=2006] N47 W15 N2 W15 S2 E5 FOP=[YR=2006] S4 E6 N3 U2 R2 U2 L2 L3 D3 W3\$E3 U3 R3 R2 D2 R2 U2 E5 N2 E4 S2 E6\$W6 N2 W4 S2 W5 D4 L4 S16 E19\$. | |

| 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 | 000134 | C | RES POND | 0 | | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 65,000.00 | 65,000.00 | 65,000 | | | | | | | |