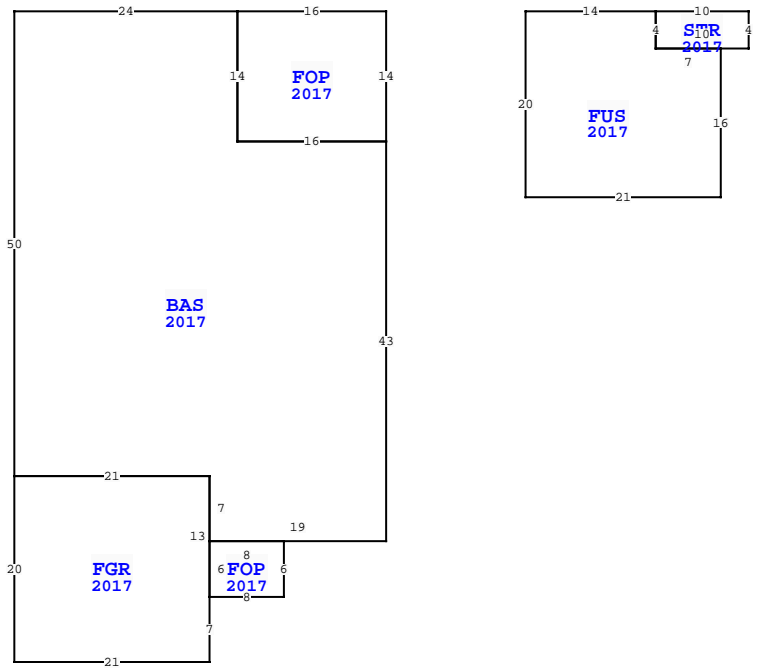




| BUILDING CHARACTERISTICS | |
|--------------------------|---------------------|
| ELEMENT | CD |
| Exterior Wall | 31 HARDIE BRD 100 |
| Roof Structur | 03 GABLE/HIP 100 |
| Roof Cover | 03 COMP SHNGL 100 |
| Interior Wall | 05 DRYWALL 100 |
| Interior Floor | 14 CARPET 70 |
| Interior Floor | 08 SHT VINYL 30 |
| Air Condition | 03 CENTRAL 100 |
| Heating Type | 04 AIR DUCTED 100 |
| Bedrooms | 3 100 |
| Bathrooms | 3 100 |
| Frame | 02 WOOD FRAME 100 |
| Stories | 1.5 1.5 100 |
| Units | 0 100 |
| Occupancy | 00 NONE 100 |
| Quality | 05 Quality Level 05 |
| DOR CODE | 0100 SINGLE FAMILY |
| MAP NUM | MKT AREA 04 |
| NEIGHBORHOOD/LOC | 4068.00 |
| AREA TYPE | TOTAL GROSS AREA |
| BAS | 1,909 |
| FGR | 420 |
| FOP | 48 |
| FOP | 224 |
| FUS | 392 |
| STR | 40 |
| TOTALS | 3,033 |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 0100 | 01 | 2,617 | 116.1600 | 116.16 | 303,991 | 2017 | 2017 | 0 | 0 | 0 | 3.00 |
| 1 SINGLE FAM - 100% - 2018 Heated Area: 2301 HX Base Yr 2018 | | | | | | | | | | | |



| NASSAU COUNTY PROPERTY | | PAGE 1 of 1 | 4 |
|---------------------------|-----------|-------------|---|
| VALUATION SUMMARY | | | |
| VALUATION BY | STANDARD | | |
| Tax Group: 4 | Tax Dist: | | |
| BUILDING MARKET VALUE | 294,871 | | |
| TOTAL MARKET OB/XF VALUE | 3,052 | | |
| TOTAL LAND VALUE - MARKET | 85,000 | | |
| TOTAL MARKET VALUE | 382,923 | | |
| SOH/AGL Deduction | 158,805 | | |
| ASSESSED VALUE | 224,118 | | |
| TOTAL EXEMPTION VALUE | 50,722 | | |
| BASE TAXABLE VALUE | 173,396 | | |
| TOTAL JUST VALUE | 382,923 | | |
| NCON VALUE | 0 | | |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | 359,649 | | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|---------|------------|
| C1633319 | CO ISSUED | 0 | 05/26/2017 |
| B1633319 | NEW CONSTR | 283,048 | 10/01/2016 |

| SALES DATA | | | | | | |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2125/0403 | 5/26/2017 | WD Q | Q | I | 01 | 210,000 |
| GRANTOR: DREAM FINDERS HOMES L | | | | | | |
| GRANTEE: MORRISON BOBBY DEE | | | | | | |
| 2071/0383 | 9/09/2016 | WD Q | Q | V | 05 | 121,500 |
| GRANTOR: WOODBRIDGE NASSAU LLC | | | | | | |
| GRANTEE: DREAM FINDERS HOMES | | | | | | |

| 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 | 0 | | 5.20 | 5.20 | 100 | 2017 | 2017 | 3 | 96 | 2,771 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | | 6.50 | 6.50 | 100 | 2017 | 2017 | 3 | 96 | 281 | |

| TOTAL OB/XF | | | | | | | | | | | | 3,052 | | | | |
|-------------|---------|----------|----------|-----------|---------|--|--|--|--|--|--|------------|-----|--|--|--|
| BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE | | | | | | | 04/25/2025 | MLU | | | |

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

| BUILDING DIMENSIONS | |
|--|--|
| FOP=[YR=2017] W16 BAS=[YR=2017] W24 S50 FGR=[YR=2017] S20 E21 N7 FOP=[YR=2017] E8 N6 W8 S6\$ N13 W21\$ E21 S7 E19 N43 W16 N14\$ S14 E16 N14\$ PTR= E15 FUS=[YR=2017] E14 STR=[YR=2017] E10 S4 W10 N4\$ S4 E7 S16 W21 N20\$ W15 \$. | |

| 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 | | | | | | | |