

| ELEMENT | | CD | CONSTRUCTION | | |
|------------------|------------------|-------------|------------------|--------------|----------------------|
| 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 | 11 | | CLAY TILE | 50 | |
| Interior Floor | 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 | |
| Units | | | 0 | 100 | |
| Occupancy | 00 | | NONE | 100 | |
| Quality | 06 | | Quality Level 06 | | |
| DOR CODE | 0100 | | SINGLE FAMILY | | |
| MAP NUM | | | MKT AREA | 04 | |
| NEIGHBORHOOD/LOC | 4035.0100 | | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS | 1,823 | 100 | 2019 | 1,823 | 230,535 |
| FGR | 415 | 55 | 2019 | 228 | 28,833 |
| FOP | 132 | 30 | 2019 | 40 | 5,059 |
| FOP | 180 | 30 | 2019 | 54 | 6,829 |
| FST | 15 | 55 | 2019 | 8 | 1,011 |
| TOTALS | 2,565 | | | 2,153 | 272,267 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | |
|--------------------|------------|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | |
| 1 | SINGLE FAM | - 0% | - 0 | 129.04 | 277,823 | 2019 | 2019 | 0 | 0 | 2.00 | 98.00 | |

Heated Area: 1823 HX Base Yr

| NASSAU COUNTY PROPERTY | | PAGE 1 of 1 | 4 |
|---------------------------|-----------|-------------|----------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | | STANDARD |
| Tax Group: 4 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 272,267 |
| TOTAL MARKET OB/XF VALUE | | | 3,738 |
| TOTAL LAND VALUE - MARKET | | | 85,000 |
| TOTAL MARKET VALUE | | | 361,005 |
| SOH/AGL Deduction | | | 47,740 |
| ASSESSED VALUE | | | 313,265 |
| TOTAL EXEMPTION VALUE | | | 0 |
| BASE TAXABLE VALUE | | | 313,265 |
| TOTAL JUST VALUE | | | 361,005 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 338,754 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|---------|------------|
| C1905071 | CO ISSUED | 0 | 08/09/2019 |
| B1905071 | NEW CONSTR | 251,441 | 05/15/2019 |

| SALES DATA | | | | | | |
|-------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2300/0949 | 8/23/2019 | WD Q | Q | I | 02 | 249,200 |

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: ANDREWS ROGER M & P

| 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 | 19 | 3 | | | 6.50 | 100 | 2019 | 2019 | 3 | 97 | 359 | |
| 2 | 0811 | CONCRETE B | 0 | 0 | 0 | | | | 5.20 | 100 | 2019 | 2019 | 3 | 97 | 3,379 | |

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

BUILDING DIMENSIONS
 BAS=[YR=2019] W20 FOP=[YR=2019] N10 W18 S10 E18\$ W30 S45
 E10 FOP=[YR=2019] S7 E10 N2 E10 N5 FGR=[YR=2019] E20 N20
 W20 S3 FST=[YR=2019] S5 W3 N5 E3\$ W3 S5 E3 S12\$ W12 N2 W6 S2
 W2\$ E2 N2 E6 S2 E12 N12 W3 N5 E3 N3 E20 N25\$.

| 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 | 0 | | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 85,000.00 | 85,000.00 | 85,000 | | | | | | | | |