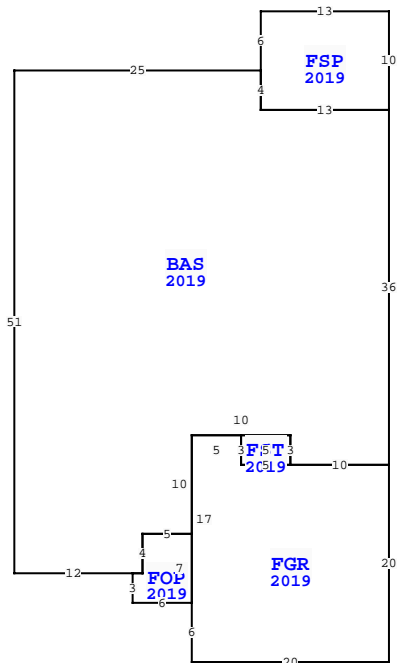


| ELEMENT | | CD | CONSTRUCTION | | |
|------------------|------------------|-------------|---------------|--------------|----------------------|
| Exterior Wall | 31 | | HARDIE BRD | 100 | |
| Roof Structur | 03 | | GABLE/HIP | 100 | |
| Roof Cover | 03 | | COMP SHNGL | 100 | |
| Interior Wall | 05 | | DRYWALL | 100 | |
| Interior Floor | 11 | | CLAY TILE | 70 | |
| Interior Floor | 14 | | CARPET | 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 | 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 | 1,616 | 100 | 2019 | 1,616 | 210,788 |
| FGR | 415 | 55 | 2019 | 228 | 29,740 |
| FOP | 38 | 30 | 2019 | 11 | 1,435 |
| FSP | 130 | 40 | 2019 | 52 | 6,783 |
| FST | 15 | 55 | 2019 | 8 | 1,044 |
| TOTALS | 2,214 | | | 1,915 | 249,788 |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|----------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------------------|-----------------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 0100 | 01 | 1,915 | 133.0987 | 133.10 | 254,886 | 2019 | 2019 | 0 | 0 | 2.00 | 98.00 |
| 1 SINGLE FAM - 100% - 2021 | | | | | | | | | | Heated Area: 1616 | HX Base Yr 2021 |



| NASSAU COUNTY PROPERTY | | PAGE 1 of 1 | 4 |
|---------------------------|-----------|-------------|----------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | | STANDARD |
| Tax Group: 4 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 249,788 |
| TOTAL MARKET OB/XF VALUE | | | 2,699 |
| TOTAL LAND VALUE - MARKET | | | 85,000 |
| TOTAL MARKET VALUE | | | 337,487 |
| SOH/AGL Deduction | | | 133,647 |
| ASSESSED VALUE | | | 203,840 |
| TOTAL EXEMPTION VALUE | HX HB | | 50,722 |
| BASE TAXABLE VALUE | | | 153,118 |
| TOTAL JUST VALUE | | | 337,487 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 316,227 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|---------|------------|
| C1812387 | CO ISSUED | 0 | 03/29/2019 |
| B1812387 | NEW CONSTR | 219,821 | 12/20/2018 |

| SALES DATA | | | | | | |
|--------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 2400/0914 | 10/09/2020 | WD Q | Q | I | 01 | 267,000 |
| GRANTOR: PREBLE BARBARA A & WI | | | | | | |
| GRANTEE: GREEN DEBORAH | | | | | | |
| 2269/0909 | 4/18/2019 | WD Q | Q | I | 02 | 242,900 |
| GRANTOR: SEDA CONSTRUCTION COM | | | | | | |
| GRANTEE: PREBLE BARBARA A & | | | | | | |

| 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 | 100 | 12 | 3 | | | 6.50 | 100 | 2019 | 2019 | 3 | 97 | 227 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | | | 6.50 | 100 | 2019 | 2019 | 3 | 97 | 2,472 | |

| BLD DATE | | LGL DATE | |
|----------|----------|------------|---------|
| XF DATE | INC DATE | LAND DATE | AG DATE |
| | | 04/25/2025 | MLU |

| BUILDING NOTES | |
|--|--|
| BUILDING DIMENSIONS | |
| FSP=[YR=2019] W13 S6 BAS=[YR=2019] W25 S51 E12 FOP=[YR=2019] S3 E6 FGR=[YR=2019] S6 E20 N20 W10 FST=[YR=2019] N3 W5 S3 E5\$ W5 N3 W5 S17\$ N7 W5 S4 W1\$ E1 N4 E5 N10 E10 S3 E10 N36 W13 N4\$ S4 E13 N10\$. | |

| 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 | 100 | | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 85,000.00 | 85,000.00 | 85,000 | | | | | | | |