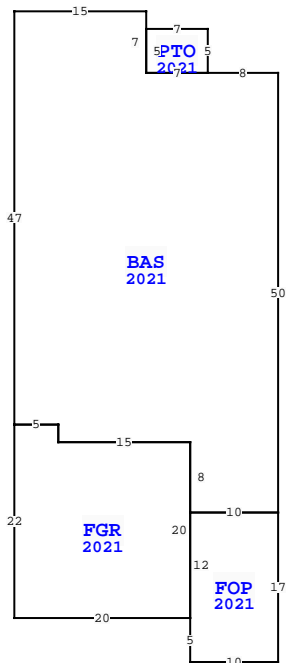




| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|---------------|------|
| ELEMENT | CD | | |
| Exterior Wall | 31 | HARDIE BRD | 100 |
| Roof Structur | 03 | GABLE/HIP | 100 |
| Roof Cover | 03 | COMP SHNGL | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floo | 11 | CLAY TILE | 70 |
| Interior Floo | 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 | 03 | Quality Level | 03 |
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4091.00 | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 1,435 | 100 | 2021 |
| FGR | 410 | 55 | 2021 |
| FOP | 170 | 30 | 2021 |
| PTO | 35 | 5 | 2021 |
| TOTALS | 2,050 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | | | |
|--------------------|-----|-----------|-------------|----------------|----------------|-----|-----|------|------|-------------------|--------|----------------------------|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | | |
| 1 | | | | | | | | | | | | 1 SINGLE FAM - 100% - 2024 | |
| | | | | | | | | | | Heated Area: 1435 | | HX Base Yr 2024 | |



| NASSAU COUNTY PROPERTY | | | |
|---------------------------|-----------|----------|-------------|
| VALUATION SUMMARY | | | PAGE 1 of 1 |
| VALUATION BY | | STANDARD | |
| Tax Group: 4 | Tax Dist: | | |
| BUILDING MARKET VALUE | | 203,792 | |
| TOTAL MARKET OB/XF VALUE | | 3,645 | |
| TOTAL LAND VALUE - MARKET | | 50,000 | |
| TOTAL MARKET VALUE | | 257,437 | |
| SOH/AGL Deduction | | 2,004 | |
| ASSESSED VALUE | | 255,433 | |
| TOTAL EXEMPTION VALUE | | 50,722 | |
| BASE TAXABLE VALUE | | 204,711 | |
| TOTAL JUST VALUE | | 257,437 | |
| NCON VALUE | | 0 | |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | 248,234 | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|---------|------------|
| 20009815 | NEW CONSTR | 195,136 | 10/16/2020 |

| SALES DATA | | | | | | |
|--------------------------------|-----------|-----------|-----------|--------|------------|--|
| OFF RECORD Number | DATE | TYPE INST | Q / V / I | RSN CD | SALE PRICE | |
| 2464/0768 | 5/24/2021 | SW Q | I | 01 | 230,100 | |
| GRANTOR: D R HORTON INC-JACKSO | | | | | | |
| GRANTEE: CORCINO OBED M | | | | | | |
| 2390/0571 | 9/04/2020 | WD Q | V | 05 | 392,400 | |
| GRANTOR: PATRIOT RIDGE LLP | | | | | | |
| GRANTEE: D R HORTON INC-JACK | | | | | | |

| 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 | 100 | 2021 | 2021 | 3 | 99 | 3,645 | |

| BUILDING NOTES | | | |
|----------------|--|------------|--|
| BLD DATE | | | |
| XF DATE | | | |
| INC DATE | | | |
| LGL DATE | | 03/12/2024 | |
| LAND DATE | | MLU | |
| AG DATE | | | |

| BUILDING DIMENSIONS |
|---|
| BAS=[YR=2021] W8 PTO=[YR=2021] N5 W7 S5 E7 \$ W7 N7 W15 S47 |
| FGR=[YR=2021] S22 E20 FOP=[YR=2021] S5 E10 N17 W10 S12 \$ N20 |
| W15 N2 W5\$ E5 S2 E15 S8 E10 N50\$. |

| LAND DESCRIPTION | | | | | | | | | | | | | | | | | | | | | | | | |
|-------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| TOTAL OB/XF 3,645 | | | | | | | | | | | | | | | | | | | | | | | | |
| 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 | 50,000.00 | 50,000.00 | 50,000 | | | | | | | |