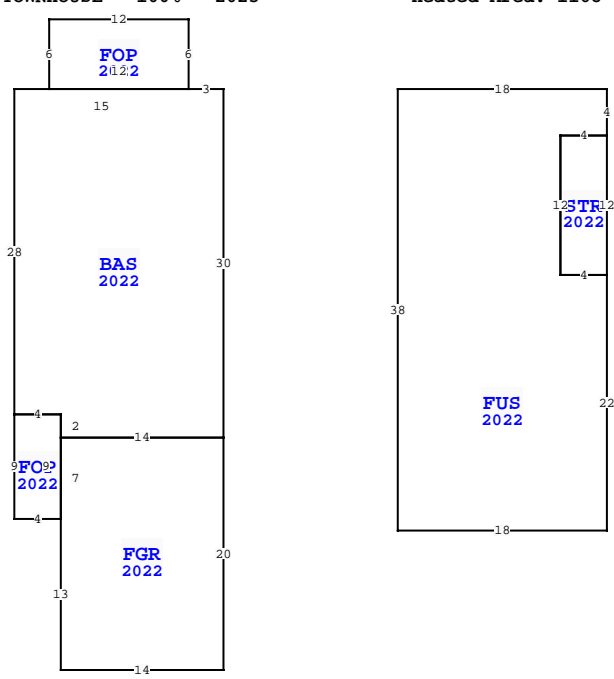




| BUILDING CHARACTERISTICS |                  | CONSTRUCTION  |      |
|--------------------------|------------------|---------------|------|
| ELEMENT                  | CD               |               |      |
| Exterior Wall            | 31               | HARDIE BRD    | 100  |
| Roof Structur            | 03               | GABLE/HIP     | 100  |
| Roof Cover               | 03               | COMP SHNGL    | 100  |
| Interior Wall            | 05               | DRYWALL       | 100  |
| Interior Floo            | 11               | CLAY TILE     | 60   |
| Interior Floo            | 14               | CARPET        | 40   |
| Air Condition            | 03               | CENTRAL       | 100  |
| Heating Type             | 04               | AIR DUCTED    | 100  |
| Bedrooms                 |                  | 2             | 100  |
| Bathrooms                |                  | 2.5           | 100  |
| Frame                    | 02               | WOOD FRAME    | 100  |
| Stories                  | 2.               | 2.            | 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         | 4092.00          |               |      |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE   | YEAR |
| BAS                      | 532              | 100           | 2022 |
| FGR                      | 280              | 55            | 2022 |
| FOP                      | 36               | 30            | 2022 |
| FOP                      | 72               | 30            | 2022 |
| FUS                      | 636              | 100           | 2022 |
| STR                      | 48               | 10            | 2022 |
| TOTALS                   | 1,604            |               |      |

| MARKET ADJUSTMENTS  |     |           |             |                |                |      |      |      |      |      |        |
|---|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE  | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
| 0320  | 01  | 1,360     | 125.6320    | 125.63         | 170,857        | 2022 | 2022 | 0    | 0    | 0.50 | 99.50  |
| 1 TOWNHOUSE - 100% - 2023 Heated Area: 1168 HX Base Yr 2023 |     |           |             |                |                |      |      |      |      |      |        |



| NASSAU COUNTY PROPERTY    |           | PAGE 1 of 1 | 4        |
|---------------------------|-----------|-------------|----------|
| VALUATION SUMMARY         |           |             |          |
| VALUATION BY              |           |             | STANDARD |
| Tax Group: 4              | Tax Dist: |             |          |
| BUILDING MARKET VALUE     |           |             | 170,003  |
| TOTAL MARKET OB/XF VALUE  |           |             | 2,059    |
| TOTAL LAND VALUE - MARKET |           |             | 50,000   |
| TOTAL MARKET VALUE        |           |             | 222,062  |
| SOH/AGL Deduction         |           |             | 11,739   |
| ASSESSED VALUE            |           |             | 210,323  |
| TOTAL EXEMPTION VALUE     | HX HB     |             | 50,722   |
| BASE TAXABLE VALUE        |           |             | 159,601  |
| TOTAL JUST VALUE          |           |             | 222,062  |
| NCON VALUE                |           |             | 0        |
| INCOME VALUE              |           |             |          |
| PREVIOUS YEAR MKT VALUE   |           |             | 204,396  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 22016860   | CO ISSUED   | 0       | 11/14/2022 |
| 21010570   | NEW CONSTR  | 192,321 | 11/01/2021 |

| SALES DATA                     |            |           |       |       |        |            |
|--------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number              | DATE       | TYPE INST | Q / I | V / I | RSN CD | SALE PRICE |
| 2604/0190                      | 11/17/2022 | SW        | Q     | I     | 01     | 238,000    |
| GRANTOR: D R HORTON INC-JACKSO |            |           |       |       |        |            |
| GRANTEE: HERRING DEREK JAMES   |            |           |       |       |        |            |
| 2507/0758                      | 10/21/2021 | WD        | Q     | V     | 05     | 512,000    |
| 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 |
| 1              | 0810       | CONCRETE A  | 0       | 100 | 0 | 320.00 | SF | 6.50  | 6.50           | 100       | 2022    |

| TOTAL OB/XF |          |     |                      |     |     |          |       |       |             |           |      | 2,059 |  |  |  |
|-------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|------|-------|--|--|--|
| L N         | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T  |       |  |  |  |
| 1           | 000100   | C   | RES                  | 100 |     | PUD      | 0.00  | 0.00  | 1.00        | LT        | 1.00 |       |  |  |  |

| BUILDING NOTES   |  |  |  |  |  |  |  |  |  |  |  |
|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2022] W3 FOP=[YR=2022] N6 W12 S6 E12\$ W15 S28         |  |  |  |  |  |  |  |  |  |  |  |
| FOP=[YR=2022] S9 E4 FGR=[YR=2022] S13 E14 N20 W14 S7\$ N9 W4\$ |  |  |  |  |  |  |  |  |  |  |  |
| E4 S2 E14 N30\$ PTR=E15 FUS=[YR=2022] E18 S4 STR=[YR=2022] S12 |  |  |  |  |  |  |  |  |  |  |  |
| W4 N12 E4\$ W4 S12 E4 S22 W18 N38\$ W15\$.                     |  |  |  |  |  |  |  |  |  |  |  |

| BUILDING DIMENSIONS  |  |  |  |  |  |  |  |  |  |  |  |
|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2022] W3 FOP=[YR=2022] N6 W12 S6 E12\$ W15 S28         |  |  |  |  |  |  |  |  |  |  |  |
| FOP=[YR=2022] S9 E4 FGR=[YR=2022] S13 E14 N20 W14 S7\$ N9 W4\$ |  |  |  |  |  |  |  |  |  |  |  |
| E4 S2 E14 N30\$ PTR=E15 FUS=[YR=2022] E18 S4 STR=[YR=2022] S12 |  |  |  |  |  |  |  |  |  |  |  |
| W4 N12 E4\$ W4 S12 E4 S22 W18 N38\$ W15\$.                     |  |  |  |  |  |  |  |  |  |  |  |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |      | TOTAL OB/XF |         |            |                |            |                             |      |         |      |     |    |        | 2,059 |  |  |  |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|------|-------------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|-------|--|--|--|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T  | % 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     |                             |      |         |      |     |    |        |       |  |  |  |