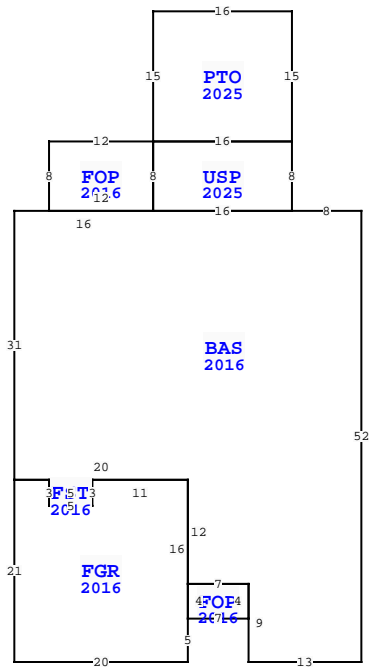


| BUILDING CHARACTERISTICS | | |
|--------------------------|----|----------------|
| ELEMENT | CD | CONSTRUCTION |
| Exterior Wall | 05 | AVERAGE 70 |
| Exterior Wall | 16 | WD FR STUC 30 |
| Roof Structure | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floor | 11 | CLAY TILE 60 |
| Interior Floor | 14 | CARPET 40 |
| 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 |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|------------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 0100 | 01 | 1,923 | 130.3939 | 130.39 | 250,740 | 2016 | 2016 | 0 | 0 | 0 | 3.65 96.35 |

1 SINGLE FAM - 100% - 2023 Heated Area: 1597 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 | | | 241,588 |
| TOTAL MARKET OB/XF VALUE | | | 1,729 |
| TOTAL LAND VALUE - MARKET | | | 50,000 |
| TOTAL MARKET VALUE | | | 293,317 |
| SOH/AGL Deduction | | | 14,645 |
| ASSESSED VALUE | | | 278,672 |
| TOTAL EXEMPTION VALUE | HX HB | | 50,722 |
| BASE TAXABLE VALUE | | | 227,950 |
| TOTAL JUST VALUE | | | 293,317 |
| NCON VALUE | | | 6,282 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 276,449 |

| Quality | 06 | Quality Level 06 | | | |
|------------------|------------------|------------------|------|--------------|----------------------|
| DOR CODE | 0100 | SINGLE FAMILY | | | |
| MAP NUM | | MKT AREA 04 | | | |
| NEIGHBORHOOD/LOC | 4071.00 | | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS | 1,597 | 100 | 2016 | 1,597 | 200,632 |
| FGR | 420 | 55 | 2016 | 231 | 29,021 |
| FOP | 28 | 30 | 2016 | 8 | 1,005 |
| FOP | 96 | 30 | 2016 | 29 | 3,643 |
| FST | 15 | 55 | 2016 | 8 | 1,005 |
| PTO | 240 | 5 | 2025 | 12 | 1,508 |
| USP | 128 | 30 | 2025 | 38 | 4,774 |
| TOTALS | 2,524 | | | 1,923 | 241,588 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|---------|------------|
| B1631781 | CO ISSUED | 0 | 07/06/2016 |
| B1631781 | NEW CONSTR | 203,386 | 02/10/2016 |

| SALES DATA | | | | | | |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 2567/1200 | 6/03/2022 | WD Q | I | 01 | | 335,000 |
| GRANTOR: STAFFORD EVELYN RIOS | | | | | | |
| GRANTEE: HART RAYMOND JOHN & | | | | | | |
| 2104/0542 | 2/28/2017 | WD Q | I | 01 | | 193,300 |
| GRANTOR: SEDA CONSTRUCTION COM | | | | | | |
| GRANTEE: RIOS EVELYN AMANDA | | | | | | |

| 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 | 36.00 | SF | 6.50 | 6.50 | 100 | 2016 | 2016 | 3 | 95 | 222 | |
| 2 | 0810 | CONCRETE A | 0 100 | 0 0 | 244.00 | SF | 6.50 | 6.50 | 100 | 2016 | 2016 | 3 | 95 | 1,507 | |

| | | | | |
|----------|------------|----|-----------|--|
| BLD DATE | 05/17/2022 | NW | LGL DATE | |
| XF DATE | | | LAND DATE | |
| INC DATE | | | AG DATE | |

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

| BUILDING DIMENSIONS | |
|--|--|
| BAS=[YR=2016;ORIG=0,0] W8 W16 W16 S31 E20 S12 E7 S9 E13 N52 \$ | |
| FGR=[YR=2016;ORIG=-40,31] S21 E20 N5 N16 W11 W9 \$ | |
| FOP=[YR=2016;ORIG=-24,0] N8 W12 S8 E12 \$ | |
| FOP2016=[ORIG=-20,47] E7 N4 W7 S4 \$ | |
| FST=[YR=2016;ORIG=-31,31] S3 W5 N3 E5 \$ | |
| USP=[YR=2025;ORIG=-24,-8] E16 S8 W16 N8 \$ | |
| PTO=[YR=2025;ORIG=-24,-8] E16 N15 W16 S15 \$ | |

| 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 | 50,000.00 | 50,000.00 | 50,000 | | | | | | | |