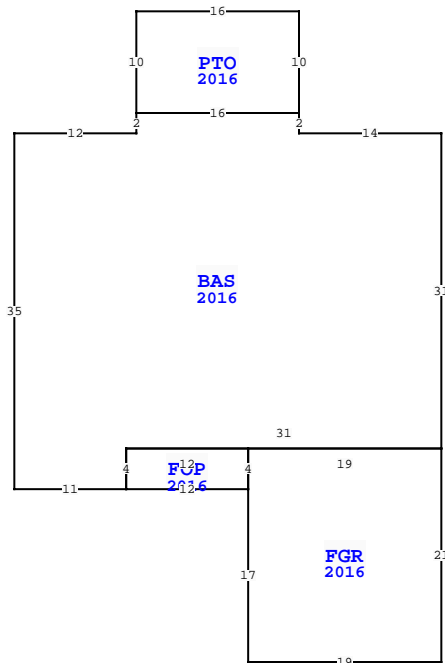




| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|---------------|------|
| ELEMENT | CD | | |
| Exterior Wall | 10 | ABOVE AVG | 70 |
| Exterior Wall | 20 | FACE BRICK | 30 |
| Roof Structure | 03 | GABLE/HIP | 100 |
| Roof Cover | 03 | COMP SHNGL | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floor | 08 | SHT VINYL | 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 |
| Quality | 03 | Quality Level | 03 |
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4074.00 | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 1,378 | 100 | 2016 |
| FGR | 399 | 55 | 2016 |
| FOP | 48 | 30 | 2016 |
| PTO | 160 | 5 | 2016 |
| TOTALS | 1,985 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--------------------|------------|-----------|-------------|----------------|-------------------|-----|-----|------|------|-----------------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 1 | SINGLE FAM | - 100% | - 2024 | | Heated Area: 1378 | | | | | HX Base Yr 2024 | |



| NASSAU COUNTY PROPERTY | | PAGE 1 of 1 | 4 |
|---------------------------|----------|-------------|----------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | | STANDARD |
| Tax Group: 4 | | Tax Dist: | |
| BUILDING MARKET VALUE | | | 177,094 |
| TOTAL MARKET OB/XF VALUE | | | 4,180 |
| TOTAL LAND VALUE - MARKET | | | 137,500 |
| TOTAL MARKET VALUE | | | 318,774 |
| SOH/AGL Deduction | | | 37,973 |
| ASSESSED VALUE | | | 280,801 |
| TOTAL EXEMPTION VALUE | HX HB VX | | 55,722 |
| BASE TAXABLE VALUE | | | 225,079 |
| TOTAL JUST VALUE | | | 318,774 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 272,887 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|---------|------------|
| B1632090 | CO ISSUED | 0 | 07/11/2016 |
| B1632090 | NEW CONSTR | 172,226 | 04/15/2016 |

| SALES DATA | | | | | | |
|--------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2610/0291 | 12/21/2022 | WD | Q | I | 01 | 325,000 |
| GRANTOR: OPENDOOR PROPERTY TRU | | | | | | |
| GRANTEE: KOFERL TAYLOR | | | | | | |
| 2562/1319 | 5/05/2022 | WD | U | I | 37 | 351,900 |
| GRANTOR: PRINCE JUSTIN M | | | | | | |
| GRANTEE: OPENDOOR PROPERTY T | | | | | | |

| 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 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | | 4.00 | 4.00 | 100 | 2016 | 2016 | 3 | 95 | 4,180 | |

| | | | |
|----------|--|-----------|------------|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/03/2025 |
| INC DATE | | AG DATE | MLU |

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

| BUILDING DIMENSIONS | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2016] W14 N2 PTO=[YR=2016] N10 W16 S10 E16\$ W16 S2 W12 S35 E11 FOP=[YR=2016] E12 FGR=[YR=2016] S17 E19 N21 W19 S4\$ N4 W12 S4\$ N4 E31 N31\$. | | | | | | | | | |

| 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 | | RSF-2 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.10 | 125,000.00 | 137,500.00 | 137,500 | | | | | | | |