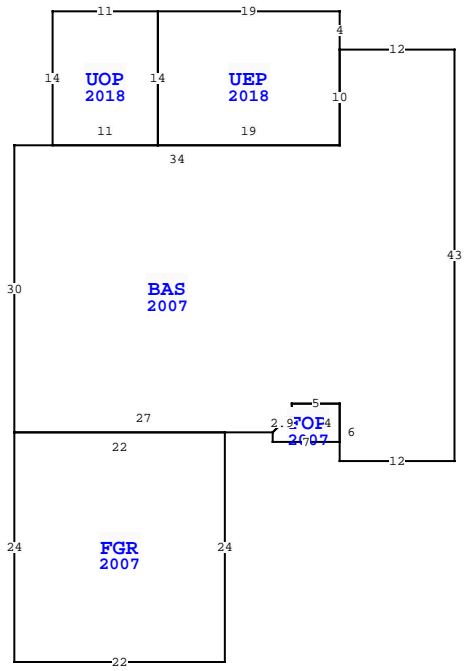


| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|---------------|------|
| ELEMENT | CD | | |
| Exterior Wall | 31 | HARDIE BRD | 80 |
| Exterior Wall | 16 | WD FR STUC | 20 |
| Roof Structure | 03 | GABLE/HIP | 100 |
| Roof Cover | 03 | COMP SHNGL | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floor | 14 | CARPET | 90 |
| Interior Floor | 11 | CLAY TILE | 10 |
| 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 | 05 | Quality Level | 05 |
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 07 |
| NEIGHBORHOOD/LOC | 7003.00 | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 1,519 | 100 | 2007 |
| FGR | 528 | 55 | 2007 |
| FOP | 24 | 30 | 2007 |
| UEP | 266 | 60 | 2018 |
| UOP | 154 | 20 | 2018 |
| TOTALS | 2,491 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 0100 | 01 | 2,007 | 119.9814 | 119.98 | 240,800 | 2007 | 2007 | 0 | 0 | 8.10 | 91.90 |
| 1 SINGLE FAM - 100% - 2015 Heated Area: 1519 HX Base Yr 2015 | | | | | | | | | | | |



| NASSAU COUNTY PROPERTY | | PAGE 1 of 1 |
|---------------------------|-----------|-------------|
| VALUATION SUMMARY | | |
| VALUATION BY | | STANDARD |
| Tax Group: 1 | Tax Dist: | |
| BUILDING MARKET VALUE | | 221,295 |
| TOTAL MARKET OB/XF VALUE | | 10,632 |
| TOTAL LAND VALUE - MARKET | | 40,000 |
| TOTAL MARKET VALUE | | 271,927 |
| SOH/AGL Deduction | | 118,816 |
| ASSESSED VALUE | | 153,111 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 102,389 |
| TOTAL JUST VALUE | | 271,927 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 262,124 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|---------|------------|
| 4178 | XFOB | 0 | 03/01/2018 |
| 3076 | NEW CONSTR | 108,726 | 06/25/2007 |

| SALES DATA | | | | | | |
|--------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1953/0370 | 12/12/2014 | WD | U | I | 37 | 101,500 |
| GRANTOR: CATRETT CHRISTOPHER & | | | | | | |
| GRANTEE: MANGUM NICOLE S & W | | | | | | |
| 1790/1631 | 4/26/2012 | WD | Q | I | 02 | 104,000 |
| GRANTOR: FANNIE MAE | | | | | | |
| GRANTEE: CATRETT CHRISTOPHER | | | | | | |

| EXTRA FEATURES | | | | | | | | | | | |
|----------------|------------|-------------|---------|-----|---|--------|----|--------|----------------|-----------|---------|
| L N | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1 | 0811 | CONCRETE B | 0 | 100 | 0 | 799.00 | SF | 5.20 | 5.20 | 100 | 2007 |
| 2 | 0476 | VF 6 SBPL | 0 | 100 | 0 | 237.00 | LF | 32.00 | 32.00 | 100 | 2016 |
| 3 | 0463 | FENCE GATE | 0 | 100 | 0 | 1.00 | UT | 300.00 | 300.00 | 100 | 2016 |

| TOTAL OB/XF | | | | | | | | | | | |
|-------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|-----------|-----|
| 10,632 | | | | | | | | | | | |
| 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 | 0006 | RL | 0.00 | 0.00 | 1.00 | LT | |

| BUILDING NOTES | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2007] W12 UEP=[YR=2018] N4 W19 UOP=[YR=2018] W11 S14 E11 N14\$ S14 E19 N10\$ S10 W34 S30 FGR=[YR=2007] S24 E22 N24 W22\$ E27 FOP=[YR=2007] S1 E7 N4 W5 S1 D2 L2 \$ U2 R2 N1 E5 S6 E12 N43\$. | | | | | | | | | | | |

| BUILDING DIMENSIONS | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2007] W12 UEP=[YR=2018] N4 W19 UOP=[YR=2018] W11 S14 E11 N14\$ S14 E19 N10\$ S10 W34 S30 FGR=[YR=2007] S24 E22 N24 W22\$ E27 FOP=[YR=2007] S1 E7 N4 W5 S1 D2 L2 \$ U2 R2 N1 E5 S6 E12 N43\$. | | | | | | | | | | | |

| LAND DESCRIPTION | | | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|-----------|-----|
| 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 | 0006 | RL | 0.00 | 0.00 | 1.00 | LT | |