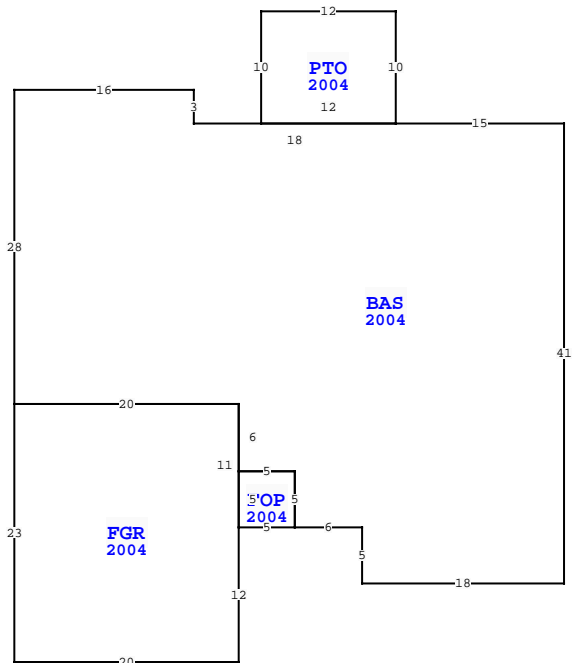


| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|---------------|---------|
| ELEMENT | CD | | |
| Exterior Wall | 05 | AVERAGE | 100 |
| Roof Structur | 03 | GABLE/HIP | 100 |
| Roof Cover | 03 | COMP SHNGL | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floor | 14 | CARPET | 80 |
| Interior Floor | 08 | SHT VINYL | 20 |
| 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 | 04 |
| NEIGHBORHOOD/LOC | 4039.00 | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 1,657 | 100 | 2004 |
| FGR | 460 | 55 | 2004 |
| FOP | 25 | 30 | 2004 |
| PTO | 120 | 5 | 2004 |
| TOTALS | 2,262 | | |
| | | 1,924 | 238,097 |

| 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% | - 2005 | | Heated Area: 1657 | | | | | HX Base Yr 2005 | |



| NASSAU COUNTY PROPERTY | | PAGE 1 of 1 | 4 |
|---------------------------|-------|-------------|----------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | | STANDARD |
| Tax Group: 4 | | Tax Dist: | |
| BUILDING MARKET VALUE | | | 238,097 |
| TOTAL MARKET OB/XF VALUE | | | 4,553 |
| TOTAL LAND VALUE - MARKET | | | 85,000 |
| TOTAL MARKET VALUE | | | 327,650 |
| SOH/AGL Deduction | | | 180,128 |
| ASSESSED VALUE | | | 147,522 |
| TOTAL EXEMPTION VALUE | HX HB | | 50,722 |
| BASE TAXABLE VALUE | | | 96,800 |
| TOTAL JUST VALUE | | | 327,650 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 320,062 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|---------|------------|
| B0311915 | NEW CONSTR | 121,063 | 11/01/2003 |

| SALES DATA | | | | | | |
|-------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1225/1230 | 4/27/2004 | WD Q | Q | I | | 135,000 |
| GRANTOR: HALLMARK HOMES INC | | | | | | |
| GRANTEE: TUPPER GARY W JR & | | | | | | |
| 1168/0958 | 9/05/2003 | WD U | V | 19 | | 47,000 |
| GRANTOR: PAGE HILL ASSOCIATES | | | | | | |
| GRANTEE: HALLMARK HOMES INC | | | | | | |

| 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 | | | 6.24 | 100 | 2004 | 2004 | 3 | 83 | 4,553 | |

| BUILDING NOTES | | | |
|----------------|--|------------|--|
| BLD DATE | | | |
| XF DATE | | | |
| INC DATE | | | |
| LGL DATE | | 04/22/2025 | |
| LAND DATE | | MLU | |
| AG DATE | | | |

| BUILDING DIMENSIONS | | | | | | | | | | | | | | |
|---|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2004] W15 PTO=[YR=2004] N10 W12 S10 E12\$ W18 N3 W16 S28 FGR=[YR=2004] S23 E20 N12 FOP=[YR=2004] E5 N5 W5 S5\$ N11 W20\$ E20 S6 E5 S5 E6 S5 E18 N41\$. | | | | | | | | | | | | | | |

| 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 | | RSF-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 85,000.00 | 85,000.00 | 85,000 | | | | | | | |