



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 07 | ASB SHNGLE 80  |
| Exterior Wall            | 05 | AVERAGE 20     |
| Roof Structure           | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 03 | PLASTER 70     |
| Interior Wall            | 04 | PLYWOOD 30     |
| Interior Floor           | 12 | HARDWOOD 100   |
| 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          |
| BUD8 Adjustme            | 02 | DIST FB 100    |
| Occupancy                | 00 | NONE 100       |

|          |      |                  |
|----------|------|------------------|
| Quality  | 03   | Quality Level 03 |
| DOR CODE | 0100 | SINGLE FAMILY    |

|                  |         |          |    |
|------------------|---------|----------|----|
| MAP NUM          |         | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 1058.00 |          |    |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 984              | 100         | 1993 | 984          | 104,067              |
| FSP       | 60               | 40          | 1993 | 24           | 2,538                |
| FSP       | 112              | 40          | 1993 | 45           | 4,759                |
| FSP       | 160              | 40          | 1993 | 64           | 6,769                |
| STP       | 408              | 10          | 1993 | 41           | 4,336                |
| TOTALS    | 1,724            |             |      | 1,158        | 122,468              |

| TYPE                                          | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM    | % COND |
|-----------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---------|--------|
| 0900                                          | 01  | 1,158     | 116.0700    | 161.34         | 186,832        | 1941 | 1965 | 0    | 0    | 0 34.45 | 65.55  |
| 1 SNGL FAM 0% - 0 Heated Area: 984 HX Base Yr |     |           |             |                |                |      |      |      |      |         |        |
|                                               |     |           |             |                |                |      |      |      |      |         |        |
| BLD DATE<br>XF DATE<br>INC DATE               |     |           |             |                |                |      |      |      |      |         |        |
| LGL DATE<br>LAND DATE<br>AG DATE              |     |           |             |                |                |      |      |      |      |         |        |
| 04/27/2026 MLU                                |     |           |             |                |                |      |      |      |      |         |        |

| EXTRA FEATURES |            |             |
|----------------|------------|-------------|
| L N            | OB/XF CODE | DESCRIPTION |

|   |      |            |
|---|------|------------|
| 1 | 1242 | WD DECK A  |
| 3 | 0940 | SHEDS/PORT |

| UNITS  | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES |
|--------|----|-------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 24.00  | SF | 10.00 | 10.00          | 100       | 1985    | 1985        | 3 | 20     | 48              |       |
| 180.00 | SF | 30.00 | 30.00          | 100       | 1980    | 1980        | 3 | 20     | 1,080           |       |

| LAND DESCRIPTION |          |            |                      |     |     |                   |       |        |                           | TOTAL OB/XF |     |           |        |         |                 |                |       | 1,128 |  |
|------------------|----------|------------|----------------------|-----|-----|-------------------|-------|--------|---------------------------|-------------|-----|-----------|--------|---------|-----------------|----------------|-------|-------|--|
| L N              | USE CODE | CLS        | LAND USE DESCRIPTION | CAP | R D | LOC ZONE          | FRONT | DEPTH  | TOT LND UTS               | UNIT TYPE   | D T | DPHT FACT | % COND | TOT ADJ | UNIT PRICE      | ADJ UNIT PRICE | LA VA |       |  |
| 1                | 000100   | C          | RES                  | 0   |     | R-2               | 56.00 | 110.00 | 56.00                     | FF          |     | 1.00      | 1.00   | 0.95    | 8,500.00        | 8,075.00       | 4     |       |  |
|                  |          |            |                      |     |     |                   |       |        |                           |             |     |           |        |         |                 |                |       |       |  |
|                  |          |            |                      |     |     |                   |       |        |                           |             |     |           |        |         |                 |                |       |       |  |
|                  |          |            |                      |     |     |                   |       |        |                           |             |     |           |        |         |                 |                |       |       |  |
|                  |          |            |                      |     |     |                   |       |        |                           |             |     |           |        |         |                 |                |       |       |  |
|                  |          |            |                      |     |     |                   |       |        |                           |             |     |           |        |         |                 |                |       |       |  |
|                  |          |            |                      |     |     |                   |       |        |                           |             |     |           |        |         |                 |                |       |       |  |
| REVIEW DATE      |          | 01/01/2023 |                      | BY  | CD  | Total Acres: 0.00 |       |        | Total Land Value: 452,200 |             |     | Market: 0 |        |         | Agricultural: 0 |                |       |       |  |

| NASSAU COUNTY PROPERTY    |  |  |  |  |  |  |  |  |  |  |  | PAGE 1 of 1  |  |  |  |  |  |  |  |  |  |  |  |
|---------------------------|--|--|--|--|--|--|--|--|--|--|--|--------------|--|--|--|--|--|--|--|--|--|--|--|
| VALUATION SUMMARY         |  |  |  |  |  |  |  |  |  |  |  | STANDARD     |  |  |  |  |  |  |  |  |  |  |  |
| VALUATION BY              |  |  |  |  |  |  |  |  |  |  |  | Tax Group: 2 |  |  |  |  |  |  |  |  |  |  |  |
| BUILDING MARKET VALUE     |  |  |  |  |  |  |  |  |  |  |  | Tax Dist:    |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  |  |  |  |  |  |  |  | 122,468      |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  |  |  |  |  |  |  |  | 1,128        |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL MARKET VALUE        |  |  |  |  |  |  |  |  |  |  |  | 452,200      |  |  |  |  |  |  |  |  |  |  |  |
| SOH/AGL Deduction         |  |  |  |  |  |  |  |  |  |  |  | 575,796      |  |  |  |  |  |  |  |  |  |  |  |
| ASSESSED VALUE            |  |  |  |  |  |  |  |  |  |  |  | 27,706       |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  |  |  |  |  |  |  |  | 548,090      |  |  |  |  |  |  |  |  |  |  |  |
| BASE TAXABLE VALUE        |  |  |  |  |  |  |  |  |  |  |  | 0            |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL JUST VALUE          |  |  |  |  |  |  |  |  |  |  |  | 548,090      |  |  |  |  |  |  |  |  |  |  |  |
| NCON VALUE                |  |  |  |  |  |  |  |  |  |  |  | 575,796      |  |  |  |  |  |  |  |  |  |  |  |
| INCOME VALUE              |  |  |  |  |  |  |  |  |  |  |  | 0            |  |  |  |  |  |  |  |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  |  |  |  |  |  |  |  | 518,381      |  |  |  |  |  |  |  |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT   | ISSUED     |
|------------|-------------|-------|------------|
| 20091231   | H/AC        | 4,000 | 09/15/2009 |
| 20051771   | REPAIR/RRF  | 3,000 | 05/11/2005 |
| B033111    | REMODEL     | 1,000 | 05/19/2003 |
| 8325       | REPAIR/RRF  | 5,950 | 05/16/1994 |

| SALES DATA                     |            |              |        |        |           |               |  |
|--------------------------------|------------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number           | DATE       | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 2602/1825                      | 11/11/2022 | WD           | U      | I      | 11        | 100           |  |
| GRANTOR: JUNK RAYMOND B II & J |            |              |        |        |           |               |  |
| GRANTEE: JANRAY TRUST          |            |              |        |        |           |               |  |
| 2159/0297                      | 11/21/2017 | DG           | U      | I      | 11        | 100           |  |
| GRANTOR: JUNK RAYMOND B II     |            |              |        |        |           |               |  |
| GRANTEE: JUNK RAYMOND B II &   |            |              |        |        |           |               |  |

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

| BUILDING DIMENSIONS                                            |  |  |  |  |  |  |  |  |  |  |  |
|----------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| FSP=[YR=1993] W16 BAS=[YR=1993] W10 S30 FSP=[YR=1993] W8 S14   |  |  |  |  |  |  |  |  |  |  |  |
| STP=[YR=1993] S12 E34 N12 W34 \$ E8 N14 \$ S14 E26 N5          |  |  |  |  |  |  |  |  |  |  |  |
| FSP=[YR=1993] E6 N10 W6 S10 \$ N29 W16 N10 \$ S10 E16 N10 \$ . |  |  |  |  |  |  |  |  |  |  |  |