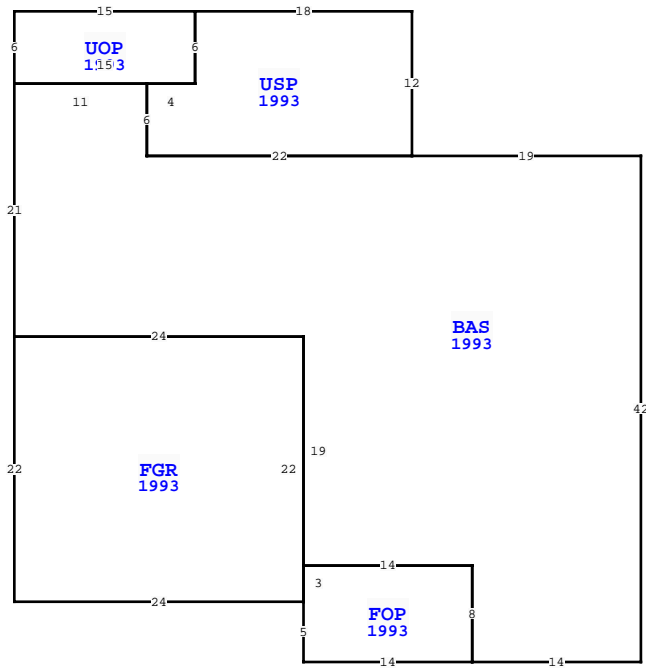


| ELEMENT | | CD | CONSTRUCTION | | |
|------------------|------------------|---------------|--------------|--------------|----------------------|
| Exterior Wall | 05 | AVERAGE | 100 | | |
| Roof Structur | 03 | GABLE/HIP | 100 | | |
| Roof Cover | 03 | COMP SHNGL | 100 | | |
| Interior Wall | 05 | DRYWALL | 100 | | |
| Interior Floo | 14 | CARPET | 70 | | |
| Interior Floo | 08 | SHT VINYL | 30 | | |
| 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 | | 1051.00 | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS | 1,490 | 100 | 1993 | 1,490 | 219,894 |
| FGR | 528 | 55 | 1993 | 290 | 42,798 |
| FOP | 112 | 30 | 1993 | 34 | 5,017 |
| UOP | 90 | 20 | 1993 | 18 | 2,656 |
| USP | 240 | 30 | 1993 | 72 | 10,626 |
| TOTALS | 2,460 | | | 1,904 | 280,992 |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--------------------|----------|-----------|-------------|----------------|----------------|-----|-----|------|------|------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 1 | SFR CUST | 0% | 2023 | | | | | | | | |
| Heated Area: 1490 | | | | | | | | | | | |
| HX Base Yr | | | | | | | | | | | |



| NASSAU COUNTY PROPERTY | | PAGE 1 of 1 | 2 |
|---------------------------|--|-------------|-----------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | | STANDARD |
| Tax Group: 2 | | Tax Dist: | |
| BUILDING MARKET VALUE | | | 280,992 |
| TOTAL MARKET OB/XF VALUE | | | 530 |
| TOTAL LAND VALUE - MARKET | | | 1,575,000 |
| TOTAL MARKET VALUE | | | 1,856,522 |
| SOH/AGL Deduction | | | 48,289 |
| ASSESSED VALUE | | | 1,808,233 |
| TOTAL EXEMPTION VALUE | | | 0 |
| BASE TAXABLE VALUE | | | 1,808,233 |
| TOTAL JUST VALUE | | | 1,856,522 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 1,694,665 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------------|-------|------------|
| 20100305 | UG SERVICE | 2,500 | 02/17/2010 |
| 20021417 | REROOF W/20YR SHN | 4,000 | 08/19/2002 |

| SALES DATA | | | | | | |
|-------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2795/1847 | 6/18/2025 | QC | U | I | 11 | 100 |

GRANTOR: BEE LAND CLINTON & JEA
GRANTEE: BEE LAND FLORIDA TRU
2611/0018 12/21/2022 SW Q I 01 1,600,000
GRANTOR: GLASHEEN CHARLES & RU
GRANTEE: BEE LAND CLINTON & J

| BLD DATE | | LGL DATE | |
|----------|----------|------------|---------|
| XF DATE | INC DATE | LAND DATE | AG DATE |
| | | 04/27/2026 | MLU |

| BUILDING NOTES | |
|---|--|
| <p>BUILDING DIMENSIONS</p> <p>BAS=[YR=1993] W19 USP=[YR=1993] N12 W18 UOP=[YR=1993] W15 S6E15 N6\$ S6 W4 S6 E22\$ W22 N6 W11 S21 FGR=[YR=1993] S22 E24 FOP=[YR=1993] S5 E14N8 W14 S3\$ N22 W24\$ E24 S19 E14 S8 E14 N42\$.</p> | |

| 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 |
| 2 | 1242 | WD DECK A | 0 | 0 | 17 | 11 | | | 10.00 | 100 | 1980 | 1980 | 3 | 20 | 374 | |
| 3 | 0416 | DUNEWALKS | 0 | 0 | 13 | 4 | | | 15.00 | 100 | 1980 | 1980 | 3 | 20 | 156 | |

| 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 | DPH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
| 1 | 000120 | C | RES OCEAN | 0 | 0006 | R-1 | 75.00 | 150.00 | 75.00 | FF | | 1.00 | 1.00 | 1.00 | 21,000.00 | 21,000.00 | 1,575,000 | | | | | | | |