



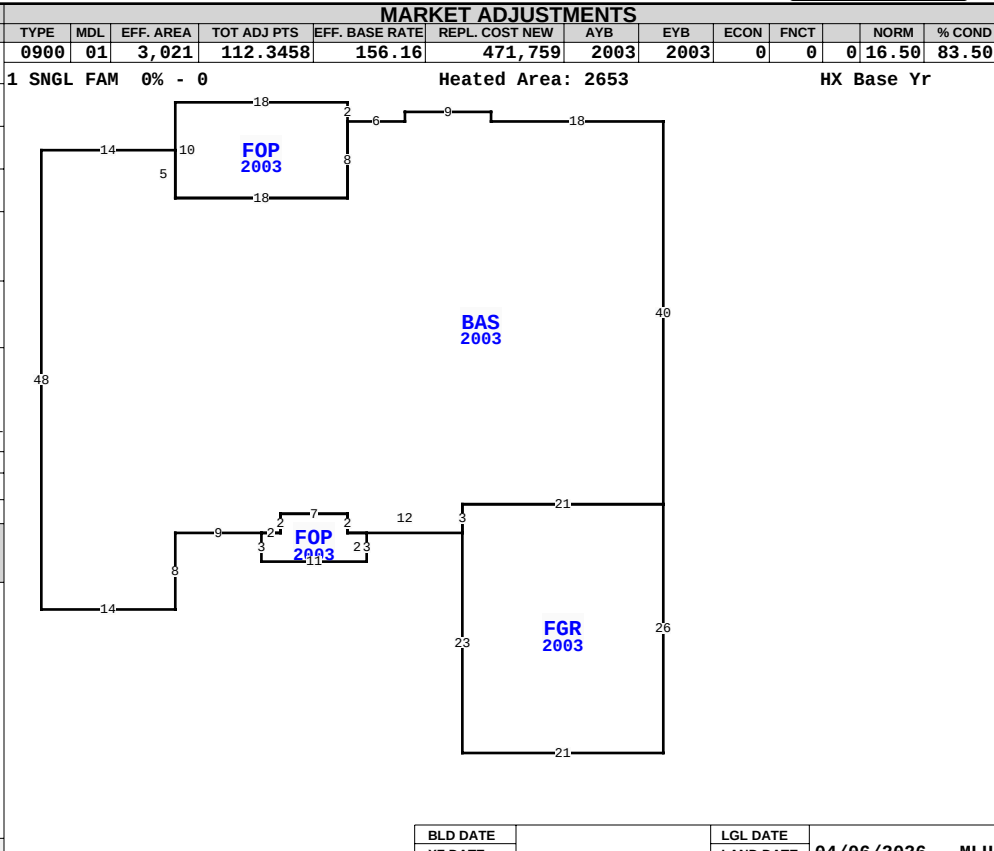
| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 20 | FACE BRICK 100 |
| Roof Structure           | 08 | IRREGULAR 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 13 | LVT/LAMMT 70   |
| Interior Floor           | 11 | CLAY TILE 30   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 | 4  | 100            |
| Bathrooms                | 3  | 100            |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 1. | 1. 100         |
| Units                    | 0  | 100            |
| Occupancy                | 00 | NONE 100       |

|          |      |                  |
|----------|------|------------------|
| Quality  | 04   | Quality Level 04 |
| DOR CODE | 0100 | SINGLE FAMILY    |
| MAP NUM  |      | MKT AREA 08      |

| NEIGHBORHOOD/LOC 8004.00 |                  |             |      |              |                      |
|--------------------------|------------------|-------------|------|--------------|----------------------|
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS                      | 2,653            | 100         | 2003 | 2,653        | 345,934              |
| FGR                      | 546              | 55          | 2003 | 300          | 39,118               |
| FOP                      | 47               | 30          | 2003 | 14           | 1,825                |
| FOP                      | 180              | 30          | 2003 | 54           | 7,042                |
| TOTALS                   | 3,426            |             |      | 3,021        | 393,919              |

| EXTRA FEATURES |            |             |         |   |    |       |    |       |                |           |         |
|----------------|------------|-------------|---------|---|----|-------|----|-------|----------------|-----------|---------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L | W  | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 2              | 0510       | GARAGE WD-  | 0       | 0 | 18 | 15    |    |       | 270.00         | SF        | 35.00   |
| 3              | 0351       | CARPORT MT  | 0       | 0 | 18 | 15    |    |       | 270.00         | SF        | 10.00   |

| 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                  | 0   | 0006 | OR       | 0.00  | 0.00  | 1.00        | LT        |     |



|                             |  |  |  |  |  |          |  |  |  |           |                |
|-----------------------------|--|--|--|--|--|----------|--|--|--|-----------|----------------|
| 34295 DAYBREAK DR, CALLAHAN |  |  |  |  |  |          |  |  |  |           |                |
|                             |  |  |  |  |  | BLD DATE |  |  |  | LGL DATE  | 04/06/2026 MLU |
|                             |  |  |  |  |  | XF DATE  |  |  |  | LAND DATE |                |
|                             |  |  |  |  |  | INC DATE |  |  |  | AG DATE   |                |

| TOTAL OB/XF |          |     |                      |     |      |          |       |       |             |           |     |
|-------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|-----------|-----|
| 3,375       |          |     |                      |     |      |          |       |       |             |           |     |
| 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                  | 0   | 0006 | OR       | 0.00  | 0.00  | 1.00        | LT        |     |

| NASSAU COUNTY PROPERTY    |  |           |               |
|---------------------------|--|-----------|---------------|
| VALUATION SUMMARY         |  |           | PAGE 1 of 1 6 |
| VALUATION BY              |  | STANDARD  |               |
| Tax Group: 6              |  | Tax Dist: |               |
| BUILDING MARKET VALUE     |  | 393,919   |               |
| TOTAL MARKET OB/XF VALUE  |  | 3,375     |               |
| TOTAL LAND VALUE - MARKET |  | 45,000    |               |
| TOTAL MARKET VALUE        |  | 442,294   |               |
| SOH/AGL Deduction         |  | 0         |               |
| ASSESSED VALUE            |  | 442,294   |               |
| TOTAL EXEMPTION VALUE     |  | 0         |               |
| BASE TAXABLE VALUE        |  | 442,294   |               |
| TOTAL JUST VALUE          |  | 442,294   |               |
| NCON VALUE                |  | 0         |               |
| INCOME VALUE              |  |           |               |
| PREVIOUS YEAR MKT VALUE   |  | 462,004   |               |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| B0210361   | NEW CONSTR  | 194,185 | 10/01/2002 |

| SALES DATA                     |           |           |     |     |        |
|--------------------------------|-----------|-----------|-----|-----|--------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD |
| 2465/1696                      | 5/27/2021 | SW        | Q   | I   | 01     |
| GRANTOR: CONTINUUM RESIDENTIAL |           |           |     |     |        |
| GRANTEE: CAPGROW HOLDINGS JV   |           |           |     |     |        |
| 2282/1404                      | 6/14/2019 | WD        | Q   | I   | 01     |
| GRANTOR: GREGG JOSHUA D & AMAN |           |           |     |     |        |
| GRANTEE: CONTINUUM RESIDENTI   |           |           |     |     |        |

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

| BUILDING DIMENSIONS                                                                                                                                                                                     |  |  |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2003] W18 N1 W9 S1 W6 FOP=[YR=2003] N2 W18 S10 E18 N8\$ S8 W18 N5 W14 S48 E14 N8 E9 FOP=[YR=2003] S3 E11 N3 W2 N2 W7 S2 W2\$ E2 N2 E7 S2 E12 FGR=[YR=2003] S23 E21 N26 W21 S3\$ N3 E21 N40 \$ . |  |  |  |  |  |  |  |  |  |  |  |