



| BUILDING CHARACTERISTICS |                  |                  |
|--------------------------|------------------|------------------|
| ELEMENT                  | CD               | CONSTRUCTION     |
| Exterior Wall            | 20               | FACE BRICK 100   |
| Roof Structur            | 03               | GABLE/HIP 100    |
| Roof Cover               | 03               | COMP SHNGL 100   |
| Interior Wall            | 05               | DRYWALL 100      |
| Interior Floo            | 14               | CARPET 80        |
| Interior Floo            | 11               | CLAY TILE 20     |
| Air Condition            | 03               | CENTRAL 100      |
| Heating Type             | 04               | AIR DUCTED 100   |
| Bedrooms                 |                  | 3 100            |
| Bathrooms                |                  | 2.5 100          |
| Frame                    | 02               | WOOD FRAME 100   |
| Stories                  | 1.               | 1. 100           |
| Units                    |                  | 0 100            |
| Occupancy                | 00               | NONE 100         |
|                          |                  |                  |
| Quality                  | 01               | Quality Level 01 |
| DOR CODE                 | 0100             | SINGLE FAMILY    |
| MAP NUM                  |                  | MKT AREA 06      |
| NEIGHBORHOOD/LOC         | 6001.00          |                  |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE      |
| BAS                      | 3,108            | 100              |
| FGR                      | 630              | 55               |
| FOP                      | 189              | 30               |
| TOTALS                   | 3,927            |                  |

| MARKET ADJUSTMENTS                                                                                                                                                                                                                                                                 |     |             |             |                |                |                   |      |           |                 |                |        |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-------------|-------------|----------------|----------------|-------------------|------|-----------|-----------------|----------------|--------|
| TYPE                                                                                                                                                                                                                                                                               | MDL | EFF. AREA   | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB               | EYB  | ECON      | FNCT            | NORM           | % COND |
| 0900                                                                                                                                                                                                                                                                               | 01  | 3,511       | 87.9660     | 122.27         | 429,290        | 2003              | 2003 | 0         | 0               | 16.50          | 83.50  |
| 1 SNGL FAM                                                                                                                                                                                                                                                                         |     | 100% - 2004 |             |                |                | Heated Area: 3108 |      |           | HX Base Yr 2004 |                |        |
| <div><div><div><div><div></div><div>53</div></div><div><div>21</div><div>11</div><div>27</div><div>14</div><div>30</div><div>21</div><div>78</div><div>35</div></div></div><div><div><div>BAS<br/>2003</div><div>FOP<br/>2003</div><div>FGR<br/>2003</div></div></div></div></div> |     |             |             |                |                |                   |      |           |                 |                |        |
|                                                                                                                                                                                                                                                                                    |     |             |             | BLD DATE       |                |                   |      | LGL DATE  |                 |                |        |
|                                                                                                                                                                                                                                                                                    |     |             |             | XF DATE        |                |                   |      | LAND DATE |                 | 05/11/2026 MLU |        |

| EXTRA FEATURES |            |             |         |    |    |        |    |       |                |           |         |
|----------------|------------|-------------|---------|----|----|--------|----|-------|----------------|-----------|---------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L  | W  | UNITS  | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 3              | 0511       | GARAGE CB-  | 0 100   | 30 | 30 | 900.00 | SF | 40.00 | 40.00          | 100       | 2016    |
| 4              | 0681       | POLE SHED   | 0 100   | 30 | 12 | 360.00 | SF | 15.00 | 15.00          | 100       | 2019    |

| YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES |
|-------------|---|--------|-----------------|-------|
| 2016        | 3 | 95     | 34,200          |       |
| 2019        | 3 | 84     | 4,536           |       |

| 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 | 0005 | R-3      | 210.00 | 210.00 | 210.00      | FF        | 1.00 |

| NASSAU COUNTY PROPERTY    |  |  |  |  |  |                 |  |  |  |  |  |
|---------------------------|--|--|--|--|--|-----------------|--|--|--|--|--|
| PAGE 1 of 1 3             |  |  |  |  |  |                 |  |  |  |  |  |
| VALUATION SUMMARY         |  |  |  |  |  |                 |  |  |  |  |  |
| VALUATION BY              |  |  |  |  |  | STANDARD        |  |  |  |  |  |
| Tax Group: 3              |  |  |  |  |  | Tax Dist:       |  |  |  |  |  |
| BUILDING MARKET VALUE     |  |  |  |  |  | 358,457         |  |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  |  | 38,736          |  |  |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  |  | 72,450          |  |  |  |  |  |
| TOTAL MARKET VALUE        |  |  |  |  |  | 469,643         |  |  |  |  |  |
| SOH/AGL Deduction         |  |  |  |  |  | 235,115         |  |  |  |  |  |
| ASSESSED VALUE            |  |  |  |  |  | 234,528         |  |  |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  |  | WX HX HB 56,411 |  |  |  |  |  |
| BASE TAXABLE VALUE        |  |  |  |  |  | 178,117         |  |  |  |  |  |
| TOTAL JUST VALUE          |  |  |  |  |  | 469,643         |  |  |  |  |  |
| NCON VALUE                |  |  |  |  |  | 0               |  |  |  |  |  |
| INCOME VALUE              |  |  |  |  |  |                 |  |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  |  | 459,557         |  |  |  |  |  |
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