



| BUILDING CHARACTERISTICS |                  |                  |
|--------------------------|------------------|------------------|
| ELEMENT                  | CD               | CONSTRUCTION     |
| Exterior Wall            | 10               | ABOVE AVG 100    |
| Roof Structure           | 03               | GABLE/HIP 100    |
| Roof Cover               | 03               | COMP SHNGL 100   |
| Interior Wall            | 05               | DRYWALL 100      |
| Interior Floor           | 11               | CLAY TILE 60     |
| Interior Floor           | 14               | CARPET 40        |
| 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                  | 01               | Quality Level 01 |
| DOR CODE                 | 0100             | SINGLE FAMILY    |
| MAP NUM                  |                  | MKT AREA 04      |
| NEIGHBORHOOD/LOC         | 4041.00          |                  |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE      |
| BAS                      | 2,508            | 100              |
| FGR                      | 440              | 55               |
| FOP                      | 78               | 30               |
| FOP                      | 190              | 30               |
| TOTALS                   | 3,216            |                  |

| MARKET ADJUSTMENTS |     |             |             |                |                |                   |      |      |                 |      |            |
|--------------------|-----|-------------|-------------|----------------|----------------|-------------------|------|------|-----------------|------|------------|
| TYPE               | MDL | EFF. AREA   | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB               | EYB  | ECON | FNCT            | NORM | % COND     |
| 0900               | 01  | 2,830       | 100.9152    | 140.27         | 396,964        | 2019              | 2019 | 0    | 0               | 0    | 2.50 97.50 |
| 1 SNGL FAM         |     | 100% - 2024 |             |                |                | Heated Area: 2508 |      |      | HX Base Yr 2024 |      |            |
|                    |     |             |             |                |                |                   |      |      |                 |      |            |

| NASSAU COUNTY PROPERTY    |  |  |  | PAGE 1 of 1 |  | 4      |  |
|---------------------------|--|--|--|-------------|--|--------|--|
| VALUATION SUMMARY         |  |  |  |             |  |        |  |
| VALUATION BY              |  |  |  | STANDARD    |  |        |  |
| Tax Group: 4              |  |  |  | Tax Dist:   |  |        |  |
| BUILDING MARKET VALUE     |  |  |  | 387,040     |  |        |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  | 86,750      |  |        |  |
| TOTAL LAND VALUE - MARKET |  |  |  | 85,000      |  |        |  |
| TOTAL MARKET VALUE        |  |  |  | 558,790     |  |        |  |
| SOH/AGL Deduction         |  |  |  | 96,800      |  |        |  |
| ASSESSED VALUE            |  |  |  | 461,990     |  |        |  |
| TOTAL EXEMPTION VALUE     |  |  |  | HX HB       |  | 51,411 |  |
| BASE TAXABLE VALUE        |  |  |  | 410,579     |  |        |  |
| TOTAL JUST VALUE          |  |  |  | 558,790     |  |        |  |
| NCON VALUE                |  |  |  | 86,750      |  |        |  |
| INCOME VALUE              |  |  |  |             |  |        |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  | 501,499     |  |        |  |
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| 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 |     | PUD      | 0.00  | 0.00  | 1.00        | LT        |     |
| TOTAL OB/XF 86,750           |          |     |                      |     |     |          |       |       |             |           |     |
| REVIEW DATE 01/01/2023 BY CD |          |     |                      |     |     |          |       |       |             |           |     |