

**KNOPF JOHN & NICOLE**  
858 HERITAGE COURT  
YORKTOWN HEIGHTS, NY 10598

**27-2N-28-014B-0028-0000**

| BUILDING CHARACTERISTICS |  |                                     |                  |                      |              |                      |          |           |             | MARKET ADJUSTMENTS |                   |           |            |           |              |         |            |                |            | NASSAU COUNTY PROPERTY      |                           |         |      |     |    |          |       |     |  |     |  |    |  |   |  |
|--------------------------|--|-------------------------------------|------------------|----------------------|--------------|----------------------|----------|-----------|-------------|--------------------|-------------------|-----------|------------|-----------|--------------|---------|------------|----------------|------------|-----------------------------|---------------------------|---------|------|-----|----|----------|-------|-----|--|-----|--|----|--|---|--|
| ELEMENT                  |  | CD                                  | CONSTRUCTION     |                      | TYPE         |                      | MDL      | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE     | REPL. COST NEW    |           | AYB        | EYB       | ECON         | FNCT    | NORM       |                | % COND     | VALUATION SUMMARY           |                           |         |      |     |    |          |       |     |  |     |  |    |  |   |  |
| Exterior Wall            |  | 30                                  | VINYL 70         |                      | 0900         |                      | 01       | 1,888     | 97.9020     | 136.08             |                   | 256,919   |            | 2003      | 2003         |         | 0          | 0              | 10.83      | 89.17                       | VALUATION BY              |         |      |     |    | STANDARD |       |     |  |     |  |    |  |   |  |
| Exterior Wall            |  | 16                                  | WD FR STUC 30    |                      | 1            |                      | SNGL FAM |           | 0% - 2023   |                    | Heated Area: 1564 |           | HX Base Yr |           | Tax Group: 4 |         |            |                |            | Tax Dist:                   |                           |         |      |     |    |          |       |     |  |     |  |    |  |   |  |
| Roof Structur            |  | 03                                  | GABLE/HIP 100    |                      |              |                      |          |           |             |                    |                   |           |            |           |              |         |            |                |            |                             | BUILDING MARKET VALUE     |         |      |     |    | 229,095  |       |     |  |     |  |    |  |   |  |
| Roof Cover               |  | 03                                  | COMP SHNGL 100   |                      |              |                      |          |           |             |                    |                   |           |            |           |              |         |            |                |            |                             | TOTAL MARKET OB/XF VALUE  |         |      |     |    | 4,919    |       |     |  |     |  |    |  |   |  |
| Interior Wall            |  | 05                                  | DRYWALL 100      |                      |              |                      |          |           |             |                    |                   |           |            |           |              |         |            |                |            |                             | TOTAL LAND VALUE - MARKET |         |      |     |    | 85,000   |       |     |  |     |  |    |  |   |  |
| Interior Floo            |  | 13                                  | LVT/LAMMT 90     |                      |              |                      |          |           |             |                    |                   |           |            |           |              |         |            |                |            |                             | TOTAL MARKET VALUE        |         |      |     |    | 319,014  |       |     |  |     |  |    |  |   |  |
| Interior Floo            |  | 11                                  | CLAY TILE 10     |                      |              |                      |          |           |             |                    |                   |           |            |           |              |         |            |                |            |                             | SOH/AGL Deduction         |         |      |     |    | 0        |       |     |  |     |  |    |  |   |  |
| Air Condition            |  | 03                                  | CENTRAL 100      |                      |              |                      |          |           |             |                    |                   |           |            |           |              |         |            |                |            |                             | ASSESSED VALUE            |         |      |     |    | 319,014  |       |     |  |     |  |    |  |   |  |
| Heating Type             |  | 04                                  | AIR DUCTED 100   |                      |              |                      |          |           |             |                    |                   |           |            |           |              |         |            |                |            |                             | TOTAL EXEMPTION VALUE     |         |      |     |    | 0        |       |     |  |     |  |    |  |   |  |
| Bedrooms                 |  |                                     | 3 100            |                      |              |                      |          |           |             |                    |                   |           |            |           |              |         |            |                |            |                             | BASE TAXABLE VALUE        |         |      |     |    | 319,014  |       |     |  |     |  |    |  |   |  |
| Bathrooms                |  |                                     | 2 100            |                      |              |                      |          |           |             |                    |                   |           |            |           |              |         |            |                |            |                             | TOTAL JUST VALUE          |         |      |     |    | 319,014  |       |     |  |     |  |    |  |   |  |
| Frame                    |  | 02                                  | WOOD FRAME 100   |                      |              |                      |          |           |             |                    |                   |           |            |           |              |         |            |                |            |                             | NCON VALUE                |         |      |     |    | 0        |       |     |  |     |  |    |  |   |  |
| Stories                  |  | 1.                                  | 1. 100           |                      |              |                      |          |           |             |                    |                   |           |            |           |              |         |            |                |            |                             | INCOME VALUE              |         |      |     |    |          |       |     |  |     |  |    |  |   |  |
| Units                    |  |                                     | 0 100            |                      |              |                      |          |           |             |                    |                   |           |            |           |              |         |            |                |            |                             | PREVIOUS YEAR MKT VALUE   |         |      |     |    | 338,487  |       |     |  |     |  |    |  |   |  |
| Occupancy                |  | 00                                  | NONE 100         |                      |              |                      |          |           |             |                    |                   |           |            |           |              |         |            |                |            |                             |                           |         |      |     |    |          |       |     |  |     |  |    |  |   |  |
| Quality                  |  | 01                                  | Quality Level 01 |                      |              |                      |          |           |             |                    |                   |           |            |           |              |         |            |                |            |                             |                           |         |      |     |    |          |       |     |  |     |  |    |  |   |  |
| DOR CODE                 |  | 0100                                | SINGLE FAMILY    |                      |              |                      |          |           |             |                    |                   |           |            |           |              |         |            |                |            |                             |                           |         |      |     |    |          |       |     |  |     |  |    |  |   |  |
| MAP NUM                  |  |                                     | MKT AREA         |                      |              |                      |          |           |             |                    |                   |           |            |           |              |         |            |                |            |                             |                           |         |      |     |    | 04       |       |     |  |     |  |    |  |   |  |
| NEIGHBORHOOD/LOC         |  | 4057.00                             |                  |                      |              |                      |          |           |             |                    |                   |           |            |           |              |         |            |                |            |                             |                           |         |      |     |    |          |       |     |  |     |  |    |  |   |  |
| AREA TYPE                |  | TOTAL GROSS AREA                    | PCT OF BASE      | YEAR                 | TOT ADJ AREA | SUBAREA MARKET VALUE |          |           |             |                    |                   |           |            |           |              |         |            |                |            |                             |                           |         |      |     |    |          |       |     |  |     |  |    |  |   |  |
| BAS                      |  | 1,564                               | 100              | 2003                 | 1,564        | 189,780              |          |           |             |                    |                   |           |            |           |              |         |            |                |            |                             |                           |         |      |     |    |          |       |     |  |     |  |    |  |   |  |
| FGR                      |  | 462                                 | 55               | 2003                 | 254          | 30,821               |          |           |             |                    |                   |           |            |           |              |         |            |                |            |                             |                           |         |      |     |    |          |       |     |  |     |  |    |  |   |  |
| FOP                      |  | 54                                  | 30               | 2003                 | 16           | 1,941                |          |           |             |                    |                   |           |            |           |              |         |            |                |            |                             |                           |         |      |     |    |          |       |     |  |     |  |    |  |   |  |
| FOP                      |  | 180                                 | 30               | 2003                 | 54           | 6,552                |          |           |             |                    |                   |           |            |           |              |         |            |                |            |                             |                           |         |      |     |    |          |       |     |  |     |  |    |  |   |  |
| TOTALS                   |  | 2,260                               |                  |                      | 1,888        | 229,095              |          |           |             |                    |                   |           |            |           |              |         |            |                |            |                             |                           |         |      |     |    |          |       |     |  |     |  |    |  |   |  |
| EXTRA FEATURES           |  | 96694 ARRIGO BLVD, FERNANDINA BEACH |                  |                      |              |                      |          |           |             |                    |                   |           |            |           |              |         |            |                |            |                             |                           |         |      |     |    |          |       |     |  |     |  |    |  |   |  |
| BLD DATE                 |  |                                     |                  |                      |              |                      |          |           |             |                    |                   |           |            |           |              |         |            |                |            |                             |                           |         |      |     |    |          |       |     |  |     |  |    |  |   |  |
| XF DATE                  |  |                                     |                  |                      |              |                      |          |           |             |                    |                   |           |            |           |              |         |            |                |            |                             |                           |         |      |     |    |          |       |     |  |     |  |    |  |   |  |
| INC DATE                 |  |                                     |                  |                      |              |                      |          |           |             |                    |                   |           |            |           |              |         |            |                |            |                             |                           |         |      |     |    |          |       |     |  |     |  |    |  |   |  |
| LGL DATE                 |  |                                     |                  |                      |              |                      |          |           |             |                    |                   |           |            |           |              |         |            |                |            |                             |                           |         |      |     |    |          |       |     |  |     |  |    |  |   |  |
| LAND DATE                |  |                                     |                  |                      |              |                      |          |           |             |                    |                   |           |            |           |              |         |            |                |            |                             |                           |         |      |     |    |          |       |     |  |     |  |    |  |   |  |
| AG DATE                  |  |                                     |                  |                      |              |                      |          |           |             |                    |                   |           |            |           |              |         |            |                |            |                             |                           |         |      |     |    |          |       |     |  |     |  |    |  |   |  |
| 04/29/2025               |  | MLU                                 |                  |                      |              |                      |          |           |             |                    |                   |           |            |           |              |         |            |                |            |                             |                           |         |      |     |    |          |       |     |  |     |  |    |  |   |  |
| BUILDING NOTES           |  |                                     |                  |                      |              |                      |          |           |             |                    |                   |           |            |           |              |         |            |                |            |                             |                           |         |      |     |    |          |       |     |  |     |  |    |  |   |  |
| BUILDING DIMENSIONS      |  |                                     |                  |                      |              |                      |          |           |             |                    |                   |           |            |           |              |         |            |                |            |                             |                           |         |      |     |    |          |       |     |  |     |  |    |  |   |  |
| BAS=[YR=2003]            |  | W18                                 |                  | FOP=[YR=2003]        |              | N10                  |          | W18       |             | S10                |                   | E18       |            | \$        |              | W18     |            | N5             |            |                             |                           |         |      |     |    |          |       |     |  |     |  |    |  |   |  |
| W13                      |  | S32                                 |                  | FGR=[YR=2003]        |              | S22                  |          | E21       |             | N22                |                   | W21       |            | \$        |              | E21     |            | S6             |            | E10                         |                           |         |      |     |    |          |       |     |  |     |  |    |  |   |  |
| FOP=[YR=2003]            |  | S4                                  |                  | E8                   |              | N1                   |          | W1        |             | N8                 |                   | W5        |            | S5        |              | W2      |            | \$             |            | E2                          |                           | N5      |      | E5  |    | S8       |       | E11 |  | N36 |  | \$ |  | . |  |
| LAND DESCRIPTION         |  |                                     |                  |                      |              |                      |          |           |             |                    |                   |           |            |           |              |         |            |                |            |                             |                           |         |      |     |    |          |       |     |  |     |  |    |  |   |  |
| TOTAL OB/XF              |  |                                     |                  |                      |              |                      |          |           |             |                    |                   |           |            |           |              |         |            |                |            |                             |                           |         |      |     |    |          | 4,919 |     |  |     |  |    |  |   |  |
| 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 | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR                      | DENSITY | DECL | FRZ | YR | CONSRV   |       |     |  |     |  |    |  |   |  |
| 1                        |  | 000100                              | C                | RES                  |              | 0                    |          | PUD       | 0.00        | 0.00               | 1.00              | LT        |            | 1.00      | 1.00         | 1.00    | 85,000.00  | 85,000.00      | 85,000     |                             |                           |         |      |     |    |          |       |     |  |     |  |    |  |   |  |
|                          |  |                                     |                  |                      |              |                      |          |           |             |                    |                   |           |            |           |              |         |            |                |            |                             |                           |         |      |     |    |          |       |     |  |     |  |    |  |   |  |
|                          |  |                                     |                  |                      |              |                      |          |           |             |                    |                   |           |            |           |              |         |            |                |            |                             |                           |         |      |     |    |          |       |     |  |     |  |    |  |   |  |
|                          |  |                                     |                  |                      |              |                      |          |           |             |                    |                   |           |            |           |              |         |            |                |            |                             |                           |         |      |     |    |          |       |     |  |     |  |    |  |   |  |
|                          |  |                                     |                  |                      |              |                      |          |           |             |                    |                   |           |            |           |              |         |            |                |            |                             |                           |         |      |     |    |          |       |     |  |     |  |    |  |   |  |
|                          |  |                                     |                  |                      |              |                      |          |           |             |                    |                   |           |            |           |              |         |            |                |            |                             |                           |         |      |     |    |          |       |     |  |     |  |    |  |   |  |
|                          |  |                                     |                  |                      |              |                      |          |           |             |                    |                   |           |            |           |              |         |            |                |            |                             |                           |         |      |     |    |          |       |     |  |     |  |    |  |   |  |
|                          |  |                                     |                  |                      |              |                      |          |           |             |                    |                   |           |            |           |              |         |            |                |            |                             |                           |         |      |     |    |          |       |     |  |     |  |    |  |   |  |
|                          |  |                                     |                  |                      |              |                      |          |           |             |                    |                   |           |            |           |              |         |            |                |            |                             |                           |         |      |     |    |          |       |     |  |     |  |    |  |   |  |
|                          |  |                                     |                  |                      |              |                      |          |           |             |                    |                   |           |            |           |              |         |            |                |            |                             |                           |         |      |     |    |          |       |     |  |     |  |    |  |   |  |
|                          |  |                                     |                  |                      |              |                      |          |           |             |                    |                   |           |            |           |              |         |            |                |            |                             |                           |         |      |     |    |          |       |     |  |     |  |    |  |   |  |
|                          |  |                                     |                  |                      |              |                      |          |           |             |                    |                   |           |            |           |              |         |            |                |            |                             |                           |         |      |     |    |          |       |     |  |     |  |    |  |   |  |
|                          |  |                                     |                  |                      |              |                      |          |           |             |                    |                   |           |            |           |              |         |            |                |            |                             |                           |         |      |     |    |          |       |     |  |     |  |    |  |   |  |
|                          |  |                                     |                  |                      |              |                      |          |           |             |                    |                   |           |            |           |              |         |            |                |            |                             |                           |         |      |     |    |          |       |     |  |     |  |    |  |   |  |
|                          |  |                                     |                  |                      |              |                      |          |           |             |                    |                   |           |            |           |              |         |            |                |            |                             |                           |         |      |     |    |          |       |     |  |     |  |    |  |   |  |
|                          |  |                                     |                  |                      |              |                      |          |           |             |                    |                   |           |            |           |              |         |            |                |            |                             |                           |         |      |     |    |          |       |     |  |     |  |    |  |   |  |
|                          |  |                                     |                  |                      |              |                      |          |           |             |                    |                   |           |            |           |              |         |            |                |            |                             |                           |         |      |     |    |          |       |     |  |     |  |    |  |   |  |
|                          |  |                                     |                  |                      |              |                      |          |           |             |                    |                   |           |            |           |              |         |            |                |            |                             |                           |         |      |     |    |          |       |     |  |     |  |    |  |   |  |
|                          |  |                                     |                  |                      |              |                      |          |           |             |                    |                   |           |            |           |              |         |            |                |            |                             |                           |         |      |     |    |          |       |     |  |     |  |    |  |   |  |
|                          |  |                                     |                  |                      |              |                      |          |           |             |                    |                   |           |            |           |              |         |            |                |            |                             |                           |         |      |     |    |          |       |     |  |     |  |    |  |   |  |
|                          |  |                                     |                  |                      |              |                      |          |           |             |                    |                   |           |            |           |              |         |            |                |            |                             |                           |         |      |     |    |          |       |     |  |     |  |    |  |   |  |
|                          |  |                                     |                  |                      |              |                      |          |           |             |                    |                   |           |            |           |              |         |            |                |            |                             |                           |         |      |     |    |          |       |     |  |     |  |    |  |   |  |
|                          |  |                                     |                  |                      |              |                      |          |           |             |                    |                   |           |            |           |              |         |            |                |            |                             |                           |         |      |     |    |          |       |     |  |     |  |    |  |   |  |
|                          |  |                                     |                  |                      |              |                      |          |           |             |                    |                   |           |            |           |              |         |            |                |            |                             |                           |         |      |     |    |          |       |     |  |     |  |    |  |   |  |
|                          |  |                                     |                  |                      |              |                      |          |           |             |                    |                   |           |            |           |              |         |            |                |            |                             |                           |         |      |     |    |          |       |     |  |     |  |    |  |   |  |
|                          |  |                                     |                  |                      |              |                      |          |           |             |                    |                   |           |            |           |              |         |            |                |            |                             |                           |         |      |     |    |          |       |     |  |     |  |    |  |   |  |
|                          |  |                                     |                  |                      |              |                      |          |           |             |                    |                   |           |            |           |              |         |            |                |            |                             |                           |         |      |     |    |          |       |     |  |     |  |    |  |   |  |
|                          |  |                                     |                  |                      |              |                      |          |           |             |                    |                   |           |            |           |              |         |            |                |            |                             |                           |         |      |     |    |          |       |     |  |     |  |    |  |   |  |
|                          |  |                                     |                  |                      |              |                      |          |           |             |                    |                   |           |            |           |              |         |            |                |            |                             |                           |         |      |     |    |          |       |     |  |     |  |    |  |   |  |
|                          |  |                                     |                  |                      |              |                      |          |           |             |                    |                   |           |            |           |              |         |            |                |            |                             |                           |         |      |     |    |          |       |     |  |     |  |    |  |   |  |
|                          |  |                                     |                  |                      |              |                      |          |           |             |                    |                   |           |            |           |              |         |            |                |            |                             |                           |         |      |     |    |          |       |     |  |     |  |    |  |   |  |
|                          |  |                                     |                  |                      |              |                      |          |           |             |                    |                   |           |            |           |              |         |            |                |            |                             |                           |         |      |     |    |          |       |     |  |     |  |    |  |   |  |
|                          |  |                                     |                  |                      |              |                      |          |           |             |                    |                   |           |            |           |              |         |            |                |            |                             |                           |         |      |     |    |          |       |     |  |     |  |    |  |   |  |
|                          |  |                                     |                  |                      |              |                      |          |           |             |                    |                   |           |            |           |              |         |            |                |            |                             |                           |         |      |     |    |          |       |     |  |     |  |    |  |   |  |
|                          |  |                                     |                  |                      |              |                      |          |           |             |                    |                   |           |            |           |              |         |            |                |            |                             |                           |         |      |     |    |          |       |     |  |     |  |    |  |   |  |
|                          |  |                                     |                  |                      |              |                      |          |           |             |                    |                   |           |            |           |              |         |            |                |            |                             |                           |         |      |     |    |          |       |     |  |     |  |    |  |   |  |
|                          |  |                                     |                  |                      |              |                      |          |           |             |                    |                   |           |            |           |              |         |            |                |            |                             |                           |         |      |     |    |          |       |     |  |     |  |    |  |   |  |
|                          |  |                                     |                  |                      |              |                      |          |           |             |                    |                   |           |            |           |              |         |            |                |            |                             |                           |         |      |     |    |          |       |     |  |     |  |    |  |   |  |
|                          |  |                                     |                  |                      |              |                      |          |           |             |                    |                   |           |            |           |              |         |            |                |            |                             |                           |         |      |     |    |          |       |     |  |     |  |    |  |   |  |
|                          |  |                                     |                  |                      |              |                      |          |           |             |                    |                   |           |            |           |              |         |            |                |            |                             |                           |         |      |     |    |          |       |     |  |     |  |    |  |   |  |
|                          |  |                                     |                  |                      |              |                      |          |           |             |                    |                   |           |            |           |              |         |            |                |            |                             |                           |         |      |     |    |          |       |     |  |     |  |    |  |   |  |
|                          |  |                                     |                  |                      |              |                      |          |           |             |                    |                   |           |            |           |              |         |            |                |            |                             |                           |         |      |     |    |          |       |     |  |     |  |    |  |   |  |
|                          |  |                                     |                  |                      |              |                      |          |           |             |                    |                   |           |            |           |              |         |            |                |            |                             |                           |         |      |     |    |          |       |     |  |     |  |    |  |   |  |
|                          |  |                                     |                  |                      |              |                      |          |           |             |                    |                   |           |            |           |              |         |            |                |            |                             |                           |         |      |     |    |          |       |     |  |     |  |    |  |   |  |
|                          |  |                                     |                  |                      |              |                      |          |           |             |                    |                   |           |            |           |              |         |            |                |            |                             |                           |         |      |     |    |          |       |     |  |     |  |    |  |   |  |
|                          |  |                                     |                  |                      |              |                      |          |           |             |                    |                   |           |            |           |              |         |            |                |            |                             |                           |         |      |     |    |          |       |     |  |     |  |    |  |   |  |
|                          |  |                                     |                  |                      |              |                      |          |           |             |                    |                   |           |            |           |              |         |            |                |            |                             |                           |         |      |     |    |          |       |     |  |     |  |    |  |   |  |
|                          |  |                                     |                  |                      |              |                      |          |           |             |                    |                   |           |            |           |              |         |            |                |            |                             |                           |         |      |     |    |          |       |     |  |     |  |    |  |   |  |
|                          |  |                                     |                  |                      |              |                      |          |           |             |                    |                   |           |            |           |              |         |            |                |            |                             |                           |         |      |     |    |          |       |     |  |     |  |    |  |   |  |
|                          |  |                                     |                  |                      |              |                      |          |           |             |                    |                   |           |            |           |              |         |            |                |            |                             |                           |         |      |     |    |          |       |     |  |     |  |    |  |   |  |
|                          |  |                                     |                  |                      |              |                      |          |           |             |                    |                   |           |            |           |              |         |            |                |            |                             |                           |         |      |     |    |          |       |     |  |     |  |    |  |   |  |
|                          |  |                                     |                  |                      |              |                      |          |           |             |                    |                   |           |            |           |              |         |            |                |            |                             |                           |         |      |     |    |          |       |     |  |     |  |    |  |   |  |
|                          |  |                                     |                  |                      |              |                      |          |           |             |                    |                   |           |            |           |              |         |            |                |            |                             |                           |         |      |     |    |          |       |     |  |     |  |    |  |   |  |
|                          |  |                                     |                  |                      |              |                      |          |           |             |                    |                   |           |            |           |              |         |            |                |            |                             |                           |         |      |     |    |          |       |     |  |     |  |    |  |   |  |
|                          |  |                                     |                  |                      |              |                      |          |           |             |                    |                   |           |            |           |              |         |            |                |            |                             |                           |         |      |     |    |          |       |     |  |     |  |    |  |   |  |
|                          |  |                                     |                  |                      |              |                      |          |           |             |                    |                   |           |            |           |              |         |            |                |            |                             |                           |         |      |     |    |          |       |     |  |     |  |    |  |   |  |
|                          |  |                                     |                  |                      |              |                      |          |           |             |                    |                   |           |            |           |              |         |            |                |            |                             |                           |         |      |     |    |          |       |     |  |     |  |    |  |   |  |
|                          |  |                                     |                  |                      |              |                      |          |           |             |                    |                   |           |            |           |              |         |            |                |            |                             |                           |         |      |     |    |          |       |     |  |     |  |    |  |   |  |
|                          |  |                                     |                  |                      |              |                      |          |           |             |                    |                   |           |            |           |              |         |            |                |            |                             |                           |         |      |     |    |          |       |     |  |     |  |    |  |   |  |