



| BUILDING CHARACTERISTICS |                  |                  |
|--------------------------|------------------|------------------|
| ELEMENT                  | CD               | CONSTRUCTION     |
| Exterior Wall            | 04               | SINGLE SID 60    |
| Exterior Wall            | 03               | BELOW AVG. 40    |
| Roof Structure           | 03               | GABLE/HIP 100    |
| Roof Cover               | 03               | COMP SHNGL 100   |
| Interior Wall            | 04               | PLYWOOD 50       |
| Interior Wall            | 05               | DRYWALL 50       |
| Interior Floor           | 08               | SHT VINYL 50     |
| Interior Floor           | 14               | CARPET 50        |
| Air Condition            | 02               | WINDOW 100       |
| Heating Type             | 03               | FORCED AIR 100   |
| Bedrooms                 |                  | 1 100            |
| Bathrooms                |                  | 1 100            |
| Frame                    | 02               | WOOD FRAME 100   |
| Stories                  | 1.               | 1. 100           |
| Units                    |                  | 0 100            |
| BUD8 Adjustme            | 04               | DIST 01 100      |
| Occupancy                | 00               | NONE 100         |
| Quality                  | 03               | Quality Level 03 |
| DOR CODE                 | 0100             | SINGLE FAMILY    |
| MAP NUM                  |                  | MKT AREA 04      |
| NEIGHBORHOOD/LOC         | 4005.00          |                  |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE      |
| BAS                      | 480              | 100              |
| BAS                      | 288              | 100              |
| UOP                      | 128              | 20               |
| USP                      | 192              | 30               |
| TOTALS                   | 1,088            | 852              |

| MARKET ADJUSTMENTS       |     |           |             |                  |                |      |      |                 |      |       |        |
|--------------------------|-----|-----------|-------------|------------------|----------------|------|------|-----------------|------|-------|--------|
| TYPE                     | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE   | REPL. COST NEW | AYB  | EYB  | ECON            | FNCT | NORM  | % COND |
| 0100                     | 01  | 852       | 91.5840     | 96.16            | 81,928         | 1961 | 1961 | 0               | 0    | 44.50 | 55.50  |
| 1 SINGLE FAM 100% - 2019 |     |           |             | Heated Area: 768 |                |      |      | HX Base Yr 2019 |      |       |        |
|                          |     |           |             |                  |                |      |      |                 |      |       |        |

| NASSAU COUNTY PROPERTY    |  | PAGE 1 of 1 |        | 4 |
|---------------------------|--|-------------|--------|---|
| VALUATION SUMMARY         |  |             |        |   |
| VALUATION BY              |  | STANDARD    |        |   |
| Tax Group: 4              |  | Tax Dist:   |        |   |
| BUILDING MARKET VALUE     |  | 45,470      |        |   |
| TOTAL MARKET OB/XF VALUE  |  | 1,440       |        |   |
| TOTAL LAND VALUE - MARKET |  | 113,000     |        |   |
| TOTAL MARKET VALUE        |  | 159,910     |        |   |
| SOH/AGL Deduction         |  | 83,031      |        |   |
| ASSESSED VALUE            |  | 76,879      |        |   |
| TOTAL EXEMPTION VALUE     |  | DX HX HB    | 56,411 |   |
| BASE TAXABLE VALUE        |  | 20,468      |        |   |
| TOTAL JUST VALUE          |  | 159,910     |        |   |
| NCON VALUE                |  | 0           |        |   |
| INCOME VALUE              |  |             |        |   |
| PREVIOUS YEAR MKT VALUE   |  | 158,291     |        |   |
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| 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 |
| 1                 | 0940       | SHEDS/PORT  | 0 100   | 0 0 | 240.00 | SF | 30.00 | 30.00          | 100       | 1980    | 1980        |
| TOTAL OB/XF 1,440 |            |             |         |     |        |    |       |                |           |         |             |

| 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 |     | RSF-1    | 0.00  | 0.00  | 1.13        | AC        | 1.00 |
| TOTAL OB/XF 1,440 |          |     |                      |     |     |          |       |       |             |           |      |