

BUILDING CHARACTERISTICS

| ELEMENT          | CD               | CONSTRUCTION     |      |              |                      |
|------------------|------------------|------------------|------|--------------|----------------------|
| Exterior Wall    | 05               | AVERAGE 100      |      |              |                      |
| Roof Structur    | 03               | GABLE/HIP 100    |      |              |                      |
| Roof Cover       | 12               | MODULAR MT 100   |      |              |                      |
| Interior Wall    | 04               | PLYWOOD 70       |      |              |                      |
| Interior Wall    | 05               | DRYWALL 30       |      |              |                      |
| Interior Floo    | 14               | CARPET 70        |      |              |                      |
| Interior Floo    | 08               | SHT VINYL 30     |      |              |                      |
| Air Condition    | 03               | CENTRAL 100      |      |              |                      |
| Heating Type     | 04               | AIR DUCTED 100   |      |              |                      |
| Bedrooms         |                  | 2 100            |      |              |                      |
| Bathrooms        |                  | 1 100            |      |              |                      |
| Frame            | 02               | WOOD FRAME 100   |      |              |                      |
| Stories          | 1.               | 1. 100           |      |              |                      |
| Units            |                  | 0 100            |      |              |                      |
| Quality          | 02               | Quality Level 02 |      |              |                      |
| DOR CODE         | 0200             | MOBILE HOME      |      |              |                      |
| MAP NUM          |                  | MKT AREA 04      |      |              |                      |
| NEIGHBORHOOD/LOC | 4031.00          |                  |      |              |                      |
| AREA TYPE        | TOTAL GROSS AREA | PCT OF BASE      | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS              | 312              | 100              | 1993 | 312          | 6,672                |
| BAS              | 672              | 100              | 1993 | 672          | 14,370               |
| UOP              | 180              | 25               | 1993 | 45           | 962                  |
| USP              | 192              | 50               | 1996 | 96           | 2,053                |
| TOTALS           | 1,356            |                  |      | 1,125        | 24,057               |

MARKET ADJUSTMENTS

| TYPE                                                                                                               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM    | % COND |
|--------------------------------------------------------------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---------|--------|
| 0820                                                                                                               | 02  | 1,125     | 83.8600     | 71.28          | 80,190         | 1970 | 1970 |      | 0    | 0 70.00 | 30.00  |
| 1 M/H 93- 100% - 1990 Heated Area: 984 HX Base Yr 1990                                                             |     |           |             |                |                |      |      |      |      |         |        |
| <div><div><div>BAS<br/>1993</div><div>UOP<br/>1993</div><div>BAS<br/>1993</div><div>USP<br/>1996</div></div></div> |     |           |             |                |                |      |      |      |      |         |        |

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

|                           |  |           |        |
|---------------------------|--|-----------|--------|
| VALUATION BY              |  | STANDARD  |        |
| Tax Group: 4              |  | Tax Dist: |        |
| BUILDING MARKET VALUE     |  | 24,057    |        |
| TOTAL MARKET OB/XF VALUE  |  | 1,740     |        |
| TOTAL LAND VALUE - MARKET |  | 55,890    |        |
| TOTAL MARKET VALUE        |  | 81,687    |        |
| SOH/AGL Deduction         |  | 60,812    |        |
| ASSESSED VALUE            |  | 20,875    |        |
| TOTAL EXEMPTION VALUE     |  | HX HB     | 20,875 |
| BASE TAXABLE VALUE        |  | 0         |        |
| TOTAL JUST VALUE          |  | 81,687    |        |
| NCON VALUE                |  | 0         |        |
| INCOME VALUE              |  |           |        |
| PREVIOUS YEAR MKT VALUE   |  | 76,831    |        |

SALES DATA

| OFF RECORD Number            | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|------------------------------|------------|-----------|-----|-----|--------|------------|
| 0581/0158                    | 10/06/1989 | WD        | U   | I   | 18     | 100        |
| GRANTOR: CONNOR CLARENCE & G |            |           |     |     |        |            |
| GRANTEE: DAVIS SALLY ANN L/E |            |           |     |     |        |            |

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W15 UOP=[YR=1993] N12 W15 BAS=[YR=1993] W26 S12 E26 N12\$ S12 E15\$ W41 S12 E31 USP=[YR=1996] S12 E16 N12 W16\$ E25 N12\$.

LAND DESCRIPTION

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPTH 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                  | 100 | 0008 | RSF-1    | 0.00  | 0.00  | 0.46        | AC        |     | 1.00      | 1.00   | 1.35    | 90,000.00  | 121,500.00     | 55,890     |                             |      |         |      |     |    |        |

TOTAL OB/XF

1,740

REVIEW DATE

01/01/2023

BY

CD

Total Acres: 0.46

Total Land Value: 55,890

Market: 0

Agricultural: 0

Common: 55,890

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