

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	CB STUCCO 60	
Exterior Wall	16	WD FR STUC 40	
Roof Structure	08	IRREGULAR 100	
Roof Cover	07	CONC TILE 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	11	CLAY TILE 50	
Interior Floor	14	CARPET 50	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		4.5 100	
Frame	02	WOOD FRAME 100	
Stories	4.	4. 100	
Units		0 100	
Quality	05	Quality Level 05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	10
NEIGHBORHOOD/LOC		10014.00	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SFR	CUST	- 100%	- 2003								
					Heated Area: 5666			HX Base Yr 2003				

NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE			2,023,546
TOTAL MARKET OB/XF VALUE			57,609
TOTAL LAND VALUE - MARKET			900,000
TOTAL MARKET VALUE			2,981,155
SOH/AGL Deduction			1,551,988
ASSESSED VALUE			1,429,167
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			1,379,167
TOTAL JUST VALUE			2,981,155
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			2,442,696

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	560	100	560	155,252
FGR	829	55	456	126,419
FOP	440	30	132	36,595
FSP	526	40	210	58,219
FST	1,125	55	619	171,609
FUS	5,106	100	5,106	1,415,567
UOP	661	20	132	36,595
UST	186	45	84	23,288
TOTALS	9,433		7,299	2,023,546

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	Q	% COND	OB/XF MKT VALUE	NOTES
1	0855	CONC PAVER	0	100	0	0	4,646.00	SF	10.00	10.00	100	2002	2002	3	83	38,562	
2	1126	CB/STC 8"	0	100	0	0	190.00	SF	8.00	8.00	100	2002	2002	3	83	1,262	
3	0885	WATERSCAPE	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2002	2002	3	100	3,000	
4	0410	ELEVATOR	0	100	0	0	1.00	UT	10,000.00	10,000.00	100	2002	2002	3	100	10,000	
5	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2002	2002	3	87	1,740	
6	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	87	3,045	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P014534	NEW CONSTR	0	02/01/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0891/1406	7/19/1999	WD	Q	V		599,000

GRANTOR: AMELIA ISLAND CO  
GRANTEE: HILLIER COLSON H JR

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2002] 560 \$ FUS=[YR=2002] 5106 \$ FGR=[YR=2002] 829\$ FST=[YR=2002] 1125 \$ FSP=[YR=2002] 526 \$ UST=[YR=2002] 186 \$ FOP=[YR=2002] 440\$ UOP=[YR=2002] 661 \$ .	

LAND DESCRIPTION																	TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV		
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	0.90	1,000,000.00	900,000.00	900,000									