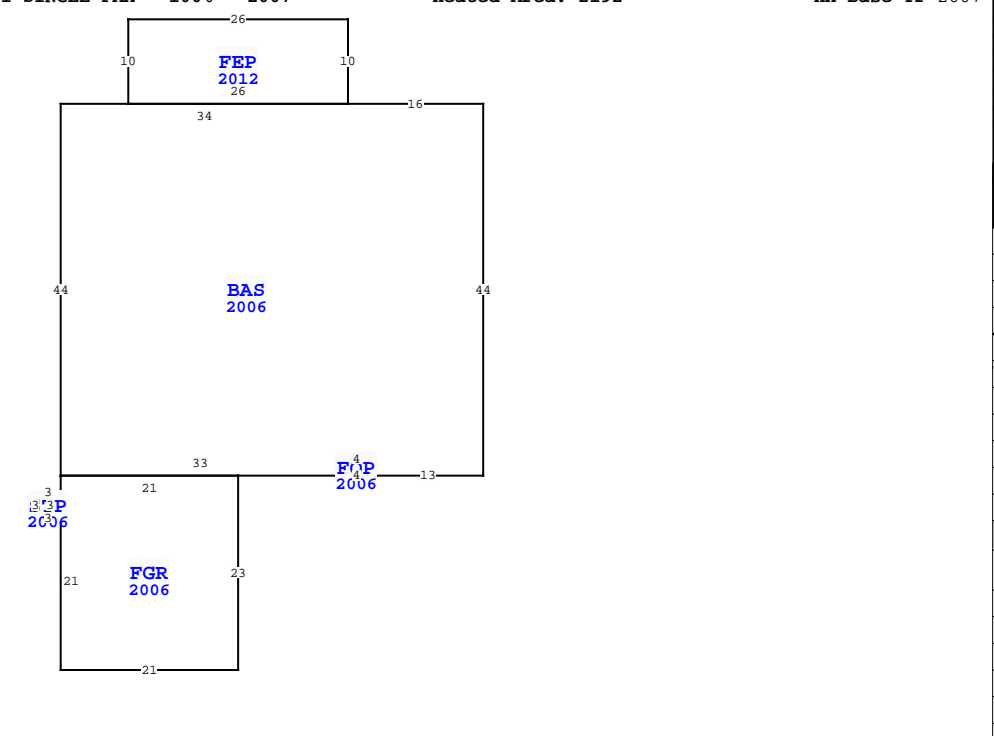


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 70
Exterior Wall	16 WD FR STUC 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 70
Interior Floor	14 CARPET 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	2,669	114.9120	103.71	276,802	2006	2006	0	0	0	7.65	92.35		



Quality	04 Quality Level 04			
DOR CODE	0100 SINGLE FAMILY			
MAP NUM	MKT AREA 04			
NEIGHBORHOOD/LOC	4050.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,192	100	2,192	209,941
FEP	260	80	208	19,922
FGR	483	55	266	25,477
FOP	8	30	2	191
STP	9	10	1	96
TOTALS	2,952		2,669	255,627

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			255,627
TOTAL MARKET OB/XF VALUE			4,247
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			309,874
SOH/AGL Deduction			134,926
ASSESSED VALUE			174,948
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			124,948
TOTAL JUST VALUE			309,874
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			255,473

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26158	REMODEL	16,833	06/01/2012
E17771	ELEC OTHER	1,500	07/01/2006
M11726	MECH OTHER	0	07/01/2006
C17246	CO ISSUED	0	06/01/2006
B17246	NEW CONSTR	0	06/01/2006
P0611200	OTHER	0	06/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1456/0098	11/01/2006	WD	Q	I		235,900
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: WAGNER SANDRA E						
1365/1872	11/09/2005	WD	U	V	19	1,589,000
GRANTOR: POINTE CARTESIAN LLC						
GRANTEE: KB HOME JACKSONVILL						

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	0811	CONCRETE B	0	100	0	928.00	SF	5.20	5.20	100	2006	2006	3	88	4,247	

BLD DATE	03/20/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2006] W16 FEP=[YR=2012] N10 W26 S10 E26\$ W34 S44	
FGR=[YR=2006] S2 STP=[YR=2006] W3 S3 E3 N3\$ S21 E21 N23 W21\$	
E33 FOP=[YR=2006] E4 N2 W4 S2\$ N2 E4 S2 E13 N44\$.	

LAND DESCRIPTION		TOTAL OB/XF														4,247								
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	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							