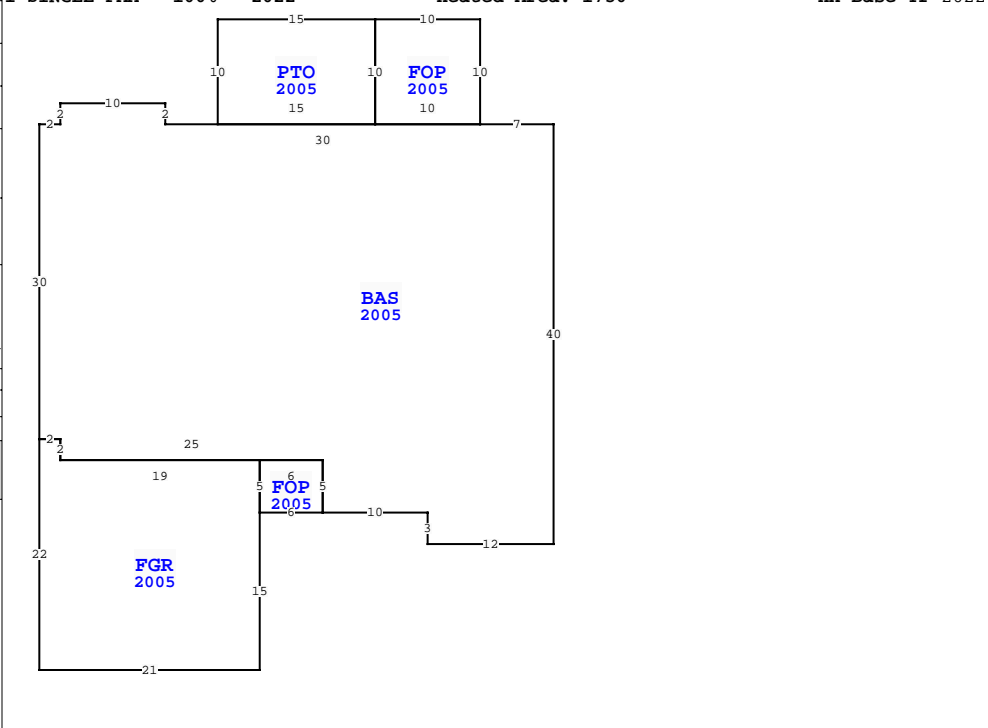


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 70
Exterior Wall	16 WD FR STUC 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 70
Interior Floor	14 CARPET 30
Air Condition	03 CENTRAL 100
Heating Type	04 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	2,010	113.6016	102.53	206,085	2005	2005	0	0	0	8.15	91.85

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE	189,289		
TOTAL MARKET OB/XF VALUE	3,536		
TOTAL LAND VALUE - MARKET	50,000		
TOTAL MARKET VALUE	242,825		
SOH/AGL Deduction	87,544		
ASSESSED VALUE	155,281		
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE	105,281		
TOTAL JUST VALUE	242,825		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	202,588		



QUALITY	CD	QUALITY LEVEL
04	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	1,730	100	1,730	162,921
FGR	424	55	233	21,942
FOP	30	30	9	848
FOP	100	30	30	2,825
PTO	150	5	8	753

TOTALS	2,434		2,010	189,289
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PERMIT NUM	DESCRIPTION	AMT	ISSUED
E15365	ELEC OTHER	1,500	07/01/2005
M09970	MECH OTHER	0	07/01/2005
P0509414	OTHER	0	05/01/2005
R07557	REPAIR/RRF	2,000	04/01/2005
B15114	NEW CONSTR	126,010	04/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2497/0535	9/15/2021	WD Q	Q	I	01	276,000

GRANTOR: MODIE DOUGLAS C
GRANTEE: HOWSE DARREN A & SA
1356/1523 10/07/2005 WD Q I 176,800
GRANTOR: KB HOME JACKSONVILLE
GRANTEE: MODIE DOUGLAS C

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	0812	CONCRETE C	0	100	0	0			4.00	100	2005	2005	3	87	3,536	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2005] W7 FOP=[YR=2005] N10 W10 PTO=[YR=2005] W15 S10 E15 N10\$ S10 E10\$ W30 N2 W10 S2 W2 S30 FGR=[YR=2005] S22 E21 N15 FOP=[YR=2005] E6 N5 W6 S5\$ N5 W19 N2 W2\$ E2 S2 E25 S5 E10 S3 E12 N40\$.	

LAND DESCRIPTION																								
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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							