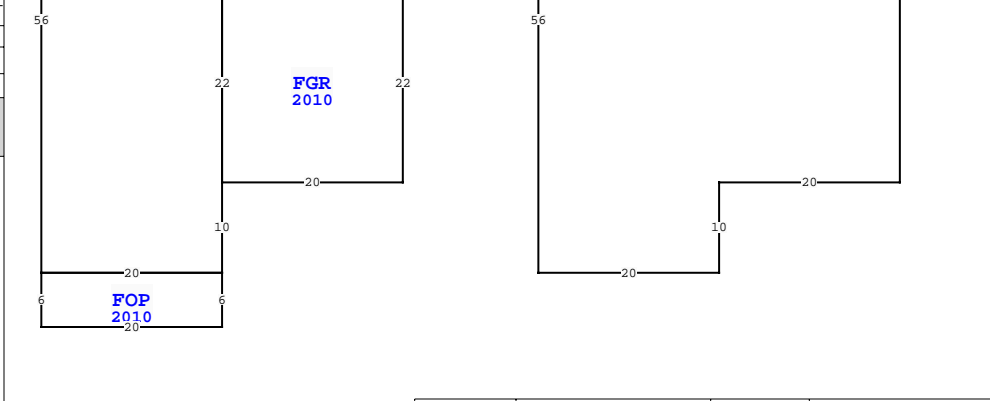


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	CB STUCCO	90
Exterior Wall	21	STONE	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	08	SHT VINYL	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories		0	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	4,046	93.2800	84.19	340,633	2010	2010	0	0	0	6.00	94.00	



Quality	03	Quality Level 03		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA 05		
NEIGHBORHOOD/LOC	5009.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,600	100	1,600	126,622
FGR	440	55	242	19,152
FOP	120	30	36	2,849
FSP	320	40	128	10,129
FUS	2,040	100	2,040	161,443
TOTALS	4,520		4,046	320,195

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 4	Tax Dist:			
BUILDING MARKET VALUE	320,195			
TOTAL MARKET OB/XF VALUE	13,204			
TOTAL LAND VALUE - MARKET	55,000			
TOTAL MARKET VALUE	388,399			
SOH/AGL Deduction	88,861			
ASSESSED VALUE	299,538			
TOTAL EXEMPTION VALUE	13	299,538		
BASE TAXABLE VALUE	0			
TOTAL JUST VALUE	388,399			
NCON VALUE	4,006			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	326,855			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23304	CO ISSUED	0	06/14/2010
P14167	PLUMBING	0	03/01/2010
B23304	NEW CONSTR	409,554	02/01/2010
E22437	ELEC OTHER	0	02/01/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V	I / I	RSN CD	SALE PRICE
1688/0976	6/16/2010	WD Q	Q	I	01	215,300
GRANTOR: MARONDA HOMES INC OF						
GRANTEE: SANDERS RIKKY S & M						
1659/1770	1/11/2010	WD Q	V		01	30,000
GRANTOR: RIVER GLEN LLC						
GRANTEE: MARONDA HOMES INC						

EXTRA FEATURES														65074 MOSSY CREEK LN, YULEE			
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	0			922.00	SF	5.20	100	2010	2010	3	92	4,411
2	0462	ST/AL FNC	0	100	168	4			672.00	SF	10.00	100	2010	2010	3	64	4,301
3	0463	FENCE GATE	0	100	0	0			2.00	UT	300.00	100	2010	2010	3	81	486
4	0855	CONC PAVER	0	100	0	0			413.00	SF	10.00	100	2017	2017	3	97	4,006

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES	

LAND DESCRIPTION														TOTAL OB/XF										13,204				
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	000133	C	SFR LAKE	100	0003		0.00	0.00	1.00	UT		1.00	1.00	1.00	55,000.00	55,000.00	55,000											

BUILDING DIMENSIONS	
BAS=[YR=2010] W5 FSP=[YR=2010] N10 W32 S10 E32\$ W35 S56 FOP=[YR=2010] S6 E20 N6 W20\$ E20 N10 FGR=[YR=2010] E20 N22 W20 S22\$ N22 E20 N24\$ PTR= E15 FUS=[YR=2010] E40 S46 W20 S10 W20 N56\$ W15\$.	