

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	11	CLAY TILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	100
Units		0	100
Occupancy	00	NONE	100
Quality	03	Quality Level	03
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5005.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,577	100	1,577
FGR	470	55	258
FOP	60	30	18
FUS	1,732	100	1,732
PTO	72	5	4
TOTALS	3,911		3,589
			293,638

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	3,589	98.0100	88.45	317,447	2007	2007	0	0	0	7.50	92.50	

1 SINGLE FAM - 0% - 0 Heated Area: 3309 HX Base Yr

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE			293,638
TOTAL MARKET OB/XF VALUE			5,973
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			354,611
SOH/AGL Deduction			32,389
ASSESSED VALUE			322,222
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			322,222
TOTAL JUST VALUE			354,611
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			297,606

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19954	ELEC OTHER	1,500	09/01/2007
M13270	MECH OTHER	0	09/01/2007
C20372	CO ISSUED	0	08/01/2007
R10626	REPAIR/RRF	2,000	08/01/2007
B20372	NEW CONSTR	250,800	08/01/2007
P12642	OTHER	0	08/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1693/0595	8/10/2010	QC	U	I	11	100

GRANTOR: SPATES LUISA M & JAME
GRANTEE: SPATES JAMES L

1539/0324	12/05/2007	WD	Q	I		307,600
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GRANTOR: KB HOME JACKSONVILLE
GRANTEE: SPATES LUISA M & JA

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	0504	FP-ELECTRI	0	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	92	1,840	
2	0811	CONCRETE B	0	0	0	803.00	SF	5.20	5.20	100	2007	2007	3	89	3,716	
3	0810	CONCRETE A	0	0	24	72.00	SF	6.50	6.50	100	2007	2007	3	89	417	

TOTAL OB/XF														5,973	
BLD DATE	04/30/2008	KK	LGL DATE												
XF DATE			LAND DATE												
INC DATE			AG DATE												

BUILDING NOTES													

BUILDING DIMENSIONS													
PTO=[YR=2007] W12 BAS=[YR=2007] W32 S41 E11 FOP=[YR=2007] S5 E12 FGR=[YR=2007] S10 E21 N22 W17 U4 L4 S16\$ N5 W12\$ E12 N11 D4 R4 E17 N28 W12 N6\$ S6 E12 N6\$ PTR=E15 FUS=[YR=2007] E32 S6 E12 S35 W44 N41\$ W15\$.													

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	0	0003		0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							