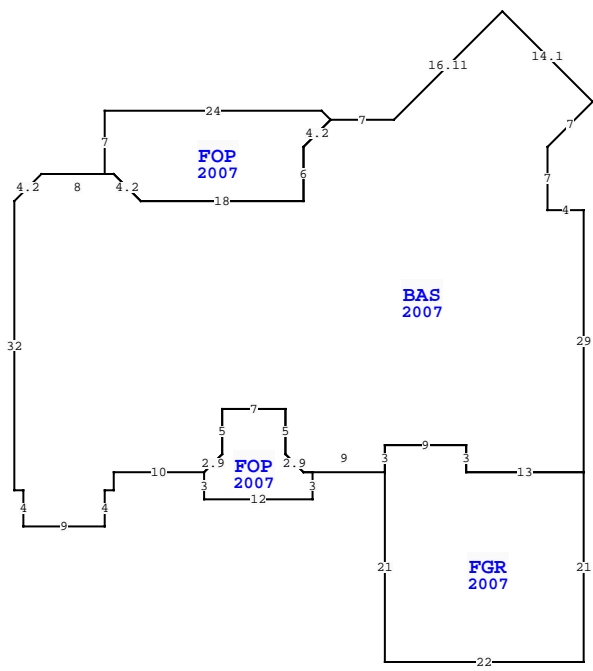


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	80
Exterior Wall	16	WD FR STUC	20
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	11	CLAY TILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	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	2,280	100	2,280
FGR	489	55	269
FOP	89	30	27
FOP	220	30	66
TOTALS	3,078		2,642
			239,453

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	- 100%	- 2016		Heated Area: 2280		HX Base Yr 2016					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			239,453
TOTAL MARKET OB/XF VALUE			8,291
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			302,744
SOH/AGL Deduction			109,042
ASSESSED VALUE			193,702
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			143,702
TOTAL JUST VALUE			302,744
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			253,353

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M12823	MECH OTHER	0	04/01/2007
C19443	CO ISSUED	0	02/01/2007
E18844	ELEC OTHER	2,000	02/01/2007
R10083	REPAIR/RRF	3,900	02/01/2007
B19443	NEW CONSTR	203,016	02/01/2007
P12151	OTHER	0	02/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1966/0585	3/05/2015	WD	Q	I	01	192,000
GRANTOR: MCG HOMES III						
GRANTEE: WRIGHT CRAIG L & AN						
1948/1320	11/21/2014	CT	U	I	18	144,600
GRANTOR: CLERK OF COURT						
GRANTEE: MCG HOMES III						

EXTRA FEATURES		76411 TIMBERCREEK BLVD, YULEE	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0500	FP-PRE FAB	0 100
2	0811	CONCRETE B	0 100
3	0855	CONC PAVER	0 100

BLD DATE	01/24/2008	KK	LGL DATE	01/24/2008	KK
XF DATE	01/24/2008	KK	LAND DATE	01/24/2008	KK
INC DATE			AG DATE		

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2007] W4 N7 U5 R5 U10 L10 D12 L12 W7	
FOP=[YR=2007] U1 L1 W24 S7 E1 D3 R3 E18 N6 U3 R3 \$ D3	
L3 S6 W18 U3 L3 W8 D3 L3 S32 E1 S4 E9 N4 E1 N2 E10	
FOP=[YR=2007] S3 E12 N3 W1 U2 L2 N5 W7 S5 D2 L2 \$ U2 R2	
N5 E7 S5 D2 R2 E9 FGR=[YR=2007] S21 E22 N21 W13 N3 W9 S3\$	
N3 E9 S3 E13 N29\$.	

LAND DESCRIPTION		TOTAL OB/XF															8,291							
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	1.00	55,000.00	55,000.00	55,000							