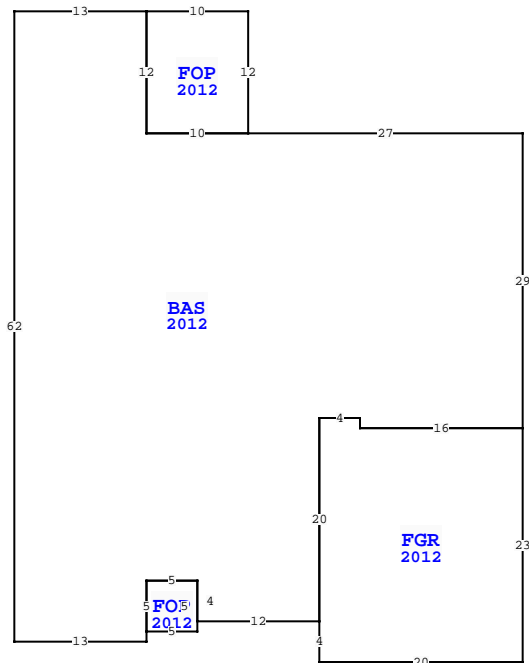


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	60
Interior Floo	11	CLAY TILE	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms	4	100	
Bathrooms	2	100	
Frame	02	WOOD FRAME	100
Stories	1.	1. 100	
Units	0	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	2,178	100	2,178
FGR	464	55	255
FOP	25	30	8
FOP	120	30	36
TOTALS	2,787		2,477
			228,750

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%	- 2017		240,789	2012	2012	0	0	5.00	95.00	
Heated Area: 2178 HX Base Yr 2017												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			228,750
TOTAL MARKET OB/XF VALUE			10,332
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			294,082
SOH/AGL Deduction			98,910
ASSESSED VALUE			195,172
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			145,172
TOTAL JUST VALUE			294,082
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			245,975

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25989	REMODEL	675	05/01/2012
C25405	CO ISSUED	0	03/05/2012
E24518	REMODEL	0	01/01/2012
M16776	H/AC	0	01/01/2012
E24207	NEW CONSTR	0	12/01/2011
B25405	NEW CONSTR	247,234	12/01/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2038/0833	2/20/2016	WD Q	Q	I	01	203,000
GRANTOR: ALLEN ZAARON & SELENA						
GRANTEE: MOSS JONATHAN E & M						
1858/0342	5/22/2013	WD Q	Q	I	01	187,500
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: ALLEN ZAARON & SELE						

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	794.00	SF	5.20	5.20	100	2012	2012	3	94	3,881	
2	0810	CONCRETE A	0	100	22	66.00	SF	6.50	6.50	100	2012	2012	3	94	403	
3	0462	ST/AL FNC	0	100	0	720.00	SF	10.00	10.00	100	2016	2016	3	84	6,048	

BLD DATE	07/31/2012	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

76609 TIMBERCREEK BLVD, YULEE

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2012] W27 FOP=[YR=2012] N12 W10 S12 E10\$ W10 N12 W13 S62 E13 N1 FOP=[YR=2012] E5 N5 W5 S5\$ N5 E5 S4 E12 FGR=[YR=2012] S4 E20 N23 W16 N1 W4 S20\$ N20 E4 S1 E16 N29\$.	

LAND DESCRIPTION		TOTAL OB/XF													10,332									
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	000134	C	SFR POND	100	0003		0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							