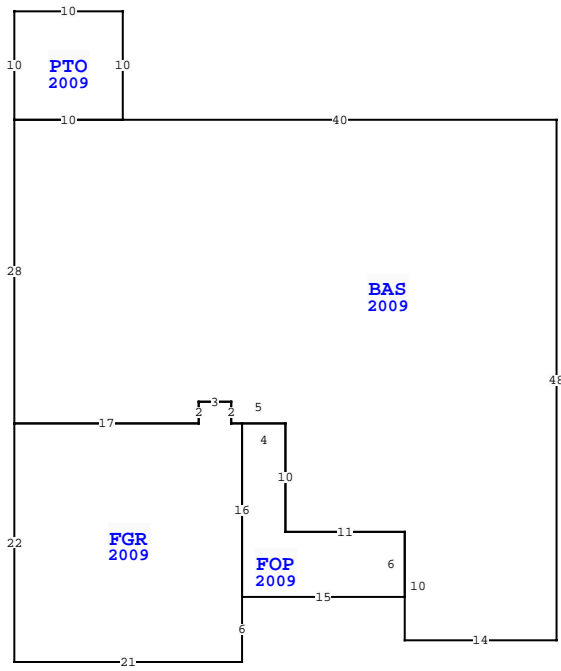


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 70	
Exterior Wall	16	WD FR STUC 30	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 70	
Interior Floor	08	SHT VINYL 30	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
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	1,784	100	1,784
FGR	468	55	257
FOP	130	30	39
PTO	100	5	5
			SUBAREA MARKET VALUE
			161,479
			23,263
			3,530
			452
TOTALS	2,482		2,085
			188,725

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,085	105.7420	95.43	198,972	2009	2011	0	0	5.15	94.85	
1 SINGLE FAM - 0% - 0 Heated Area: 1784 HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	STANDARD	
BUILDING MARKET VALUE	188,725		
TOTAL MARKET OB/XF VALUE	4,212		
TOTAL LAND VALUE - MARKET	55,000		
TOTAL MARKET VALUE	247,937		
SOH/AGL Deduction	30,883		
ASSESSED VALUE	217,054		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	217,054		
TOTAL JUST VALUE	247,937		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	208,320		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R229999	REPAIR/RRF	15,840	10/01/2022
C22725	CO ISSUED	0	11/01/2009
E22015	ELEC OTHER	1,500	08/01/2009
M14780	MECH OTHER	0	08/01/2009
P13879	OTHER	0	08/01/2009
B22725	NEW CONSTR	163,416	07/01/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V / I	RSN CD	SALE PRICE	
2086/0410	11/18/2016	WD Q	Q I	01	182,000	
GRANTOR: HILL STEVEN						
GRANTEE: WALLACE JOSHUA L &						
1878/1753	6/03/2013	SW U	I 12		137,500	
GRANTOR: BANK OF AMERICA NA						
GRANTEE: HILL STEVEN						

EXTRA FEATURES		BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
76578 TIMBERCREEK BLVD, 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	0812	CONCRETE C	0	0	1,084.00	SF	4.00	4.00	100	2009	2009	3	91	3,946	
2	0810	CONCRETE A	0	0	45.00	SF	6.50	6.50	100	2009	2009	3	91	266	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2009] W40 PTO=[YR=2009] N10 W10 S10 E10\$ W10 S28 FGR=[YR=2009] S22 E21 N6 FOP=[YR=2009] E15 N6 W11 N10 W4 S16\$ N16 W1 N2 W3 S2 W17\$ E17 N2 E3 S2 E5 S10 E11 S10 E14 N48\$.	

LAND DESCRIPTION		TOTAL OB/XF 4,212																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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			0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							