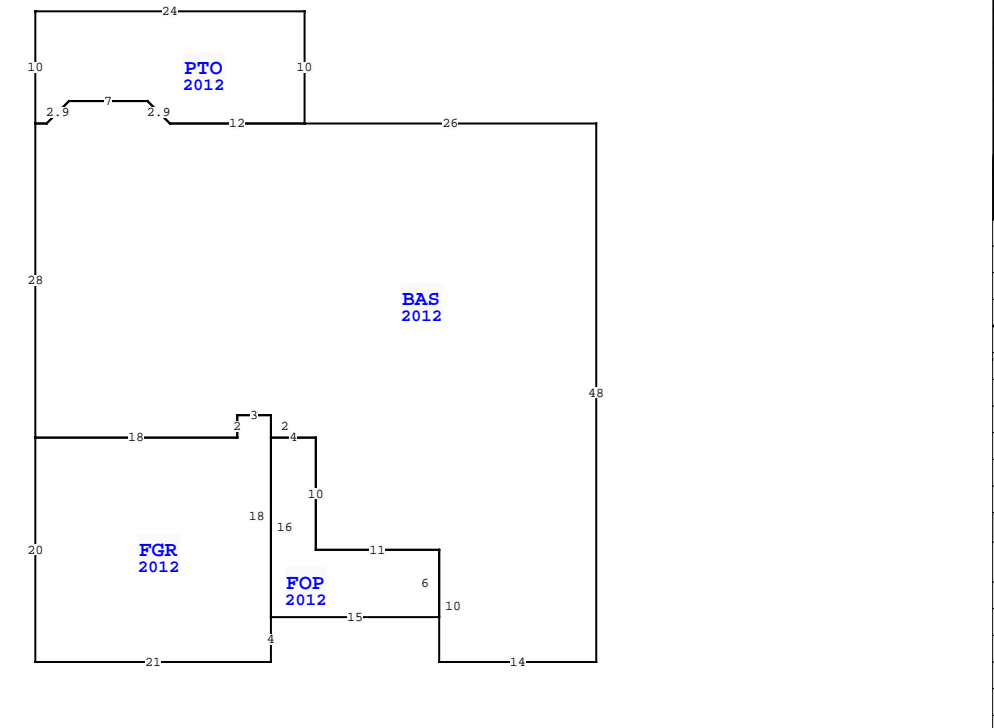


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	70
Exterior Wall	16	WD FR STUC	30
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	08	SHT VINYL	30
Air Condition	03	CENTRAL	100
Heating Type	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

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	2,086	104.7620	94.55	197,231	2012	2012	0	0	0	4.65	95.35		



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	SUBAREA MARKET VALUE
BAS	1,802	100	1,802	162,456
FGR	426	55	234	21,096
FOP	130	30	39	3,516
PTO	222	5	11	992
TOTALS	2,580		2,086	188,060

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 4	Tax Dist:			
BUILDING MARKET VALUE			188,060	
TOTAL MARKET OB/XF VALUE			3,211	
TOTAL LAND VALUE - MARKET			55,000	
TOTAL MARKET VALUE			246,271	
SOH/AGL Deduction			85,105	
ASSESSED VALUE			161,166	
TOTAL EXEMPTION VALUE	HX HB	50,000		
BASE TAXABLE VALUE			111,166	
TOTAL JUST VALUE			246,271	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			208,647	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25759	CO ISSUED	0	05/10/2012
E24862	NEW CONSTR	0	03/01/2012
M16989	H/AC	0	03/01/2012
B25759	NEW CONSTR	206,192	03/01/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2080/0998	10/11/2016	WD	Q	I	01	175,000
GRANTOR: BULLOCK GAIL L						
GRANTEE: ADLER JONATHAN & AM						
1794/0125	5/11/2012	WD	Q	I	02	150,700
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: BULLOCK KENNETH R &						

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	0		5.20	5.20	100	2012	2012	3	94	2,991	
2	0810	CONCRETE A	0	100	12	3		6.50	6.50	100	2012	2012	3	94	220	

78103 DUCKWOOD TRL, YULEE										BLD DATE	08/08/2012	KK	LGL DATE	
										XF DATE			LAND DATE	
										INC DATE			AG DATE	

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2012] W26 PTO=[YR=2012] N10 W24 S10 E1 U2 R2 E7 D2 R2 E12\$ W12 U2 L2 W7 L2 D2 W1 S28 FGR=[YR=2012] S20 E21 N4 FOP=[YR=2012] E15 N6 W11 N10 W4 S16\$ N18 W3 S2 W18\$ E18 N2 E3 S2 E4 S10 E11 S10 E14 N48\$.													

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	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	100	0003		0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							