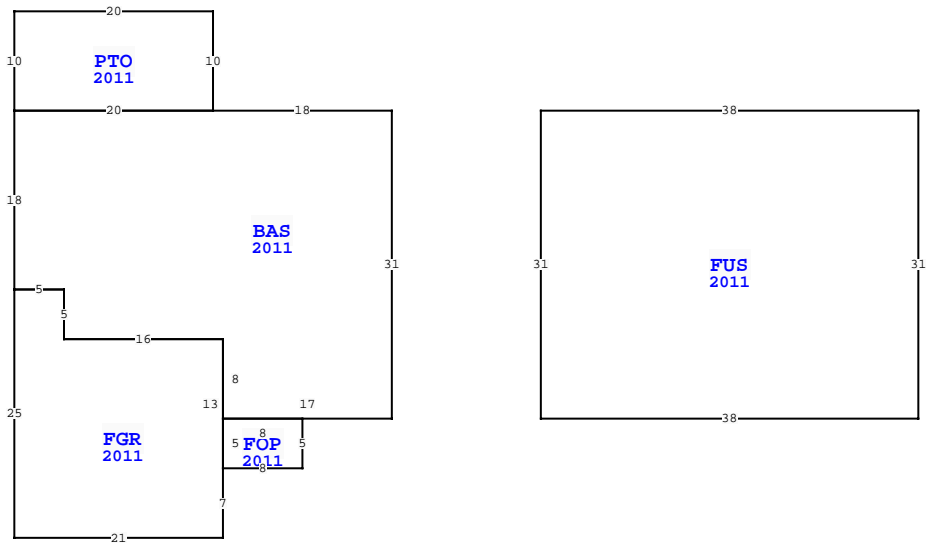


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 70	
Exterior Wall	16	WD FR STUC 30	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 70	
Interior Floor	11	CLAY TILE 30	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
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	SUBAREA MARKET VALUE
BAS	985	100	91,559
FGR	445	55	22,773
FOP	40	30	1,115
FUS	1,178	100	109,499
PTO	200	5	930
TOTALS	2,848		225,876

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,430	108.5840	98.00	238,140	2011	2011	0	0	5.15	94.85
1 SINGLE FAM - 0% - 0 Heated Area: 2163 HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE			225,876
TOTAL MARKET OB/XF VALUE			3,015
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			283,891
SOH/AGL Deduction			49,712
ASSESSED VALUE			234,179
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			234,179
TOTAL JUST VALUE			283,891
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			240,146

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C24245	CO ISSUED	0	04/05/2011
E23228	ELEC OTHER	0	02/01/2011
M15920	H/AC	0	02/01/2011
P14608	NEW CONSTR	0	01/01/2011
B24245	NEW CONSTR	234,802	12/01/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1736/0181	4/28/2011	WD Q	Q	I	01	153,600
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: THOMPSON CHRISTOPHE						
1714/0064	12/06/2010	WD Q	Q	V	05	65,000
GRANTOR: TIMBER CREEK II LLC						
GRANTEE: KB HOME JACKSONVILL						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0	0	0	586.00	SF	5.20	5.20	100	2011
2	0810	CONCRETE A	0	0	10	30.00	SF	6.50	6.50	100	2011

TOTAL OB/XF												3,015												
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							

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2011] W18 PTO=[YR=2011] N10 W20 S10 E20\$ W20 S18 FGR=[YR=2011] S25 E21 N7 FOP=[YR=2011] E8 N5 W8 S5\$ N13 W16 N5 W5\$ E5 S5 E16 S8 E17 N31\$ PTR= E15 FUS=[YR=2011] E38 S31 W38 N31\$ W15\$.	