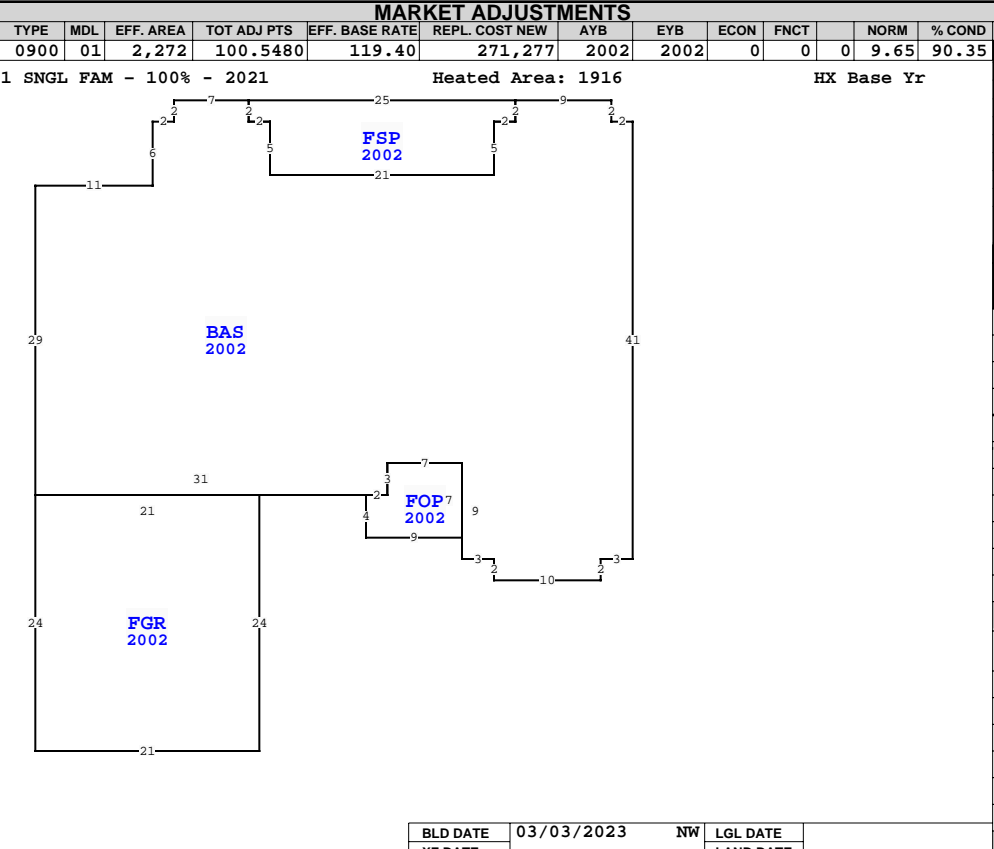


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	70
Exterior Wall	16	WD FR STUC	30
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	0	0	100
Units	0	0	100
Occupancy	00	NONE	100
Quality	02	Quality Level	02
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4045.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	SUBAREA MARKET VALUE
BAS	1,916	100	206,694
FGR	504	55	29,882
FOP	57	30	1,834
FSP	155	40	6,689
TOTALS	2,632	2,272	245,099



NASSAU COUNTY PROPERTY PAGE 1 of 1

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE		245,099
TOTAL MARKET OB/XF VALUE		3,673
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		313,772
SOH/AGL Deduction		0
ASSESSED VALUE		313,772
TOTAL EXEMPTION VALUE	13	313,772
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		313,772
NCON VALUE		0
INCOME VALUE		0
PREVIOUS YEAR MKT VALUE		248,575

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0108905	NEW CONSTR	128,692	11/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1053/0020	5/01/2002	WD Q	Q	I		134,000

GRANTOR: ATLANTIC BUILDERS INC
GRANTEE: ROBERSON RUSSELL D
1011/0630 10/05/2001 WD U V 19 55,000
GRANTOR: MEADOWFIELD JOINT VEN
GRANTEE: ATLANTIC BUILDERS I

EXTRA FEATURES 86195 FIELDSTONE DR, 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	0811	CONCRETE B	0	100	0	0		5.20	100	2002	2002	3	83	3,673	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W9 FSP=[YR=2002] W25 S2 E2 S5 E21 N5 E2 N2\$ S2 W2 S5 W21 N5 W2 N2 W7 S2 W2 S6 W11 S29 FGR=[YR=2002] S24 E21 N24 W21\$ E31 FOP=[YR=2002] S4 E9 N7 W7 S3 W2\$ E2 N3 E7 S9 E3 S2 E10 N2 E3 N41 W2 N2\$.

LAND DESCRIPTION TOTAL OB/XF 3,673

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	65,000.00	65,000.00	65,000							