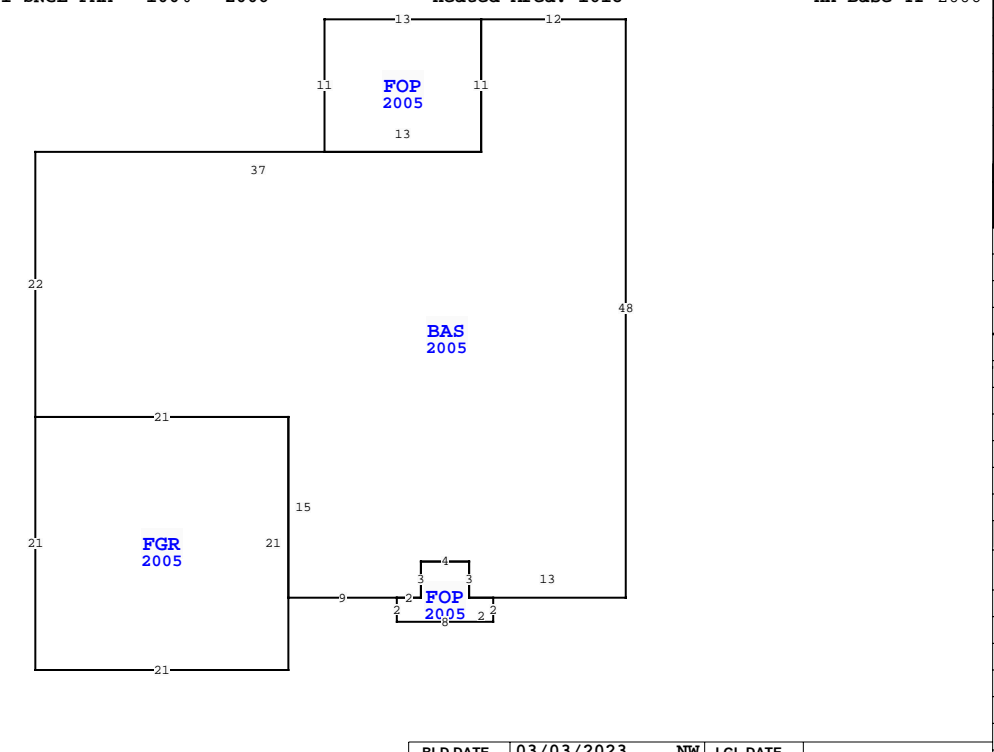




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	10 ABOVE AVG 70
Exterior Wall	16 WD FR STUC 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	08 SHT VINYL 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	1,912	101.4790	120.51	230,415	2005	2005	0	0	0	8.15	91.85



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,618	100	1,618	179,094
FGR	441	55	243	26,897
FOP	28	30	8	885
FOP	143	30	43	4,760
<b>TOTALS</b>	<b>2,230</b>		<b>1,912</b>	<b>211,636</b>

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			211,636
TOTAL MARKET OB/XF VALUE			3,556
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			280,192
SOH/AGL Deduction			140,151
ASSESSED VALUE			140,041
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			90,041
TOTAL JUST VALUE			280,192
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			225,995

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B13439	NEW CONSTR	0	12/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1299/0100	3/02/2005	WD Q	Q	I		164,500

GRANTOR: MATTAMY (JACKSONVILLE)  
GRANTEE: KAMINSKI JOHN F & C  
1201/1841 1/15/2004 WD U V 19 144,000  
GRANTOR: MEADOWFIELD JOINT VEN  
GRANTEE: MATTAMY (JAX) PARTN

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2005] W12FOP=[YR=2005] W13S11E13 N11\$ S11W37 S22	
FGR=[YR=2005] S21 E21 N21 W21\$ E21 S15 E9 FOP=[YR=2005] S2 E8 N2 W2 N3 W4 S3 W2\$ E2 N3 E4 S3 E13 N48\$.	

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	2005	2005	3	87	3,556	

LAND DESCRIPTION		TOTAL OB/XF														3,556								
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	RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							