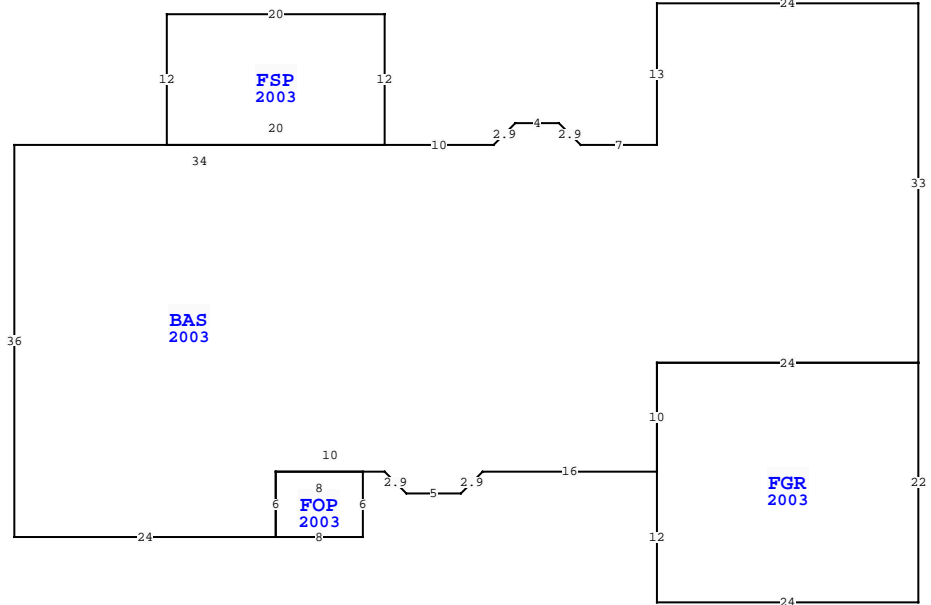




BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	20	FACE BRICK 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	14	CARPET 70		
Interior Floo	12	HARDWOOD 30		
Air Condition	03	CENTRAL 100		
Heating Type	03	FORCED AIR 100		
Bedrooms	4	100		
Bathrooms	2.5	100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units	0	100		
Occupancy	00	NONE 100		
Quality	04	Quality Level 04		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA 04		
NEIGHBORHOOD/LOC		4053.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,732	100	2,732	219,557
FGR	528	55	290	23,306
FOP	48	30	14	1,125
FSP	240	40	96	7,715
TOTALS	3,548		3,132	251,703

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	- 0%	- 0									



NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY				STANDARD
Tax Group: 4		Tax Dist:		
BUILDING MARKET VALUE				251,703
TOTAL MARKET OB/XF VALUE				12,048
TOTAL LAND VALUE - MARKET				123,600
TOTAL MARKET VALUE				387,351
SOH/AGL Deduction				55,330
ASSESSED VALUE				332,021
TOTAL EXEMPTION VALUE				0
BASE TAXABLE VALUE				332,021
TOTAL JUST VALUE				387,351
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				301,837

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0210209	NEW CONSTR	215,000	09/01/2002
R024410	REPAIR/RRF	5,000	09/01/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2424/1995	1/07/2021	FJ	U	I	11	0

GRANTOR: WATERMAN ROCHESTER ES  
GRANTEE: CHANCE BARRY & CASS  
0996/1649 7/10/2001 WD U V 06 100  
GRANTOR: MCRAY ED & LILLIAN C  
GRANTEE: WATERMAN MARTHA & 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	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	88	3,080	
2	0812	CONCRETE C	0	0	0	2,669.00	SF	4.00	4.00	100	2003	2003	3	84	8,968	

TOTAL OB/XF													12,048				
86310 PINEWOOD DR, YULEE																	

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=2003] W24 S13 W7 U2 L2 W4 D2 L2 W10 FSP=[YR=2003] N12 W20 S12 E20\$ W34 S36 E24 FOP=[YR=2003] E8 N6 W8 S6\$ N6 E10 D2 R2 E5 U2 R2 E16 FGR=[YR=2003] S12 E24 N22 W24 S10\$ N10 E24 N33\$.												

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	000115	C	SFR ACRES	0	0006	OR	0.00	0.00	2.06	AC		1.00	1.00	0.75	80,000.00	60,000.00	123,600								