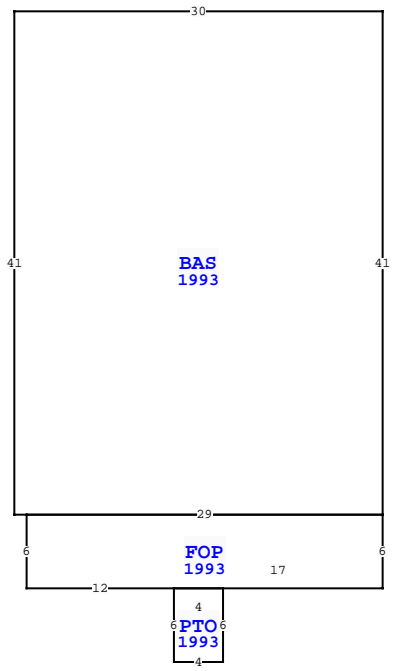


BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	05	AVERAGE	100	
Roof Structur	03	GABLE/HIP	100	
Roof Cover	03	COMP SHNGL	100	
Interior Wall	05	DRYWALL	100	
Interior Floor	14	CARPET	100	
Air Condition	03	CENTRAL	100	
Heating Type	04	AIR DUCTED	100	
Bedrooms		4	100	
Bathrooms		2	100	
Frame	02	WOOD FRAME	100	
Stories	1.	1.	100	
Units		0	100	
BUD8 Adjustme	04	DIST 01	100	
Occupancy	00	NONE	100	
Quality	03	Quality Level	03	
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA	04	
NEIGHBORHOOD/LOC		4048.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,230	100	1,230	102,868
FOP	174	30	52	4,349
PTO	24	5	1	83
TOTALS	1,428		1,283	107,301

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		132,470	1950	1975	0	0	19.00	81.00	Heated Area: 1230 HX Base Yr	



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			107,301
TOTAL MARKET OB/XF VALUE			3,964
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			161,265
SOH/AGL Deduction			29,804
ASSESSED VALUE			131,461
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			131,461
TOTAL JUST VALUE			161,265
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			131,264

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1667/1529	3/08/2010	WD	U	I	12	45,300
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: EDWARDS ELLEN D						
1651/1698	9/01/2009	WD	U	I	12	100
GRANTOR: BANK OF AMERICA N A						
GRANTEE: SECRETARY OF HOUSIN						

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
2	1243	WD DECK F	0	0	16	10		8.00	8.00	100	2002	2002	3	21	269	
3	0940	SHEDS/PORT	0	0	10	12		30.00	30.00	100	2000	2000	3	20	720	
4	1242	WD DECK A	0	0	0	0		10.00	10.00	100	1989	1989	3	20	136	
5	0810	CONCRETE A	0	0	0	0		6.50	6.50	100	2009	2009	3	91	2,839	

TOTAL OB/XF														3,964
85055 WINONA BAYVIEW RD, YULEE														
BLD DATE		LGL DATE		XF DATE		LAND DATE		INC DATE		AG DATE				

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=1993] W30 S41 E1 FOP=[YR=1993] S6 E12 PTO=[YR=1993] S6 E4 N6 W4\$ E17 N6 W29\$ E29 N41\$.													

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	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		RM	125.00	100.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							