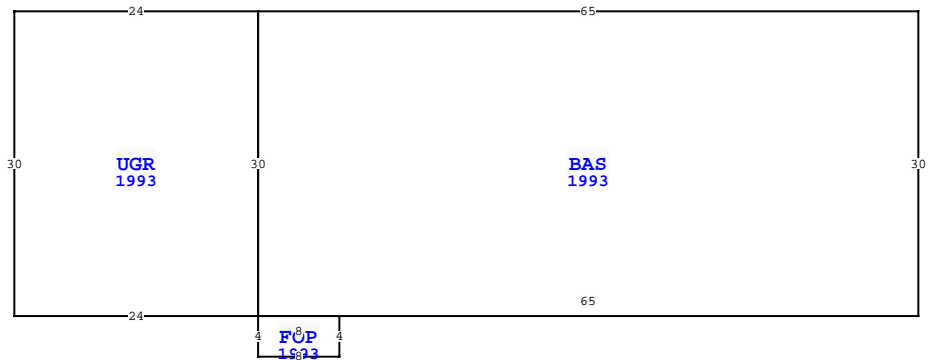




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	15 CONC BLOCK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	11 CLAY TILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	03 MASONRY 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	04 DIST 01 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	- 100%	- 1977									Heated Area: 1950	HX Base Yr 1977



Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4032.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,950	100
FOP	32	30
UGR	720	45
TOTALS	2,702	2,284

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,950	100	1,950	153,633
FOP	32	30	10	788
UGR	720	45	324	25,527

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			179,948
TOTAL MARKET OB/XF VALUE			9,019
TOTAL LAND VALUE - MARKET			229,500
TOTAL MARKET VALUE			418,467
SOH/AGL Deduction			208,111
ASSESSED VALUE			210,356
TOTAL EXEMPTION VALUE	HX HB WX		55,000
BASE TAXABLE VALUE			155,356
TOTAL JUST VALUE			418,467
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			317,553

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B00291	REPAIR/RRF	4,300	12/01/2000
8514	GARAGE	11,108	11/19/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0223/0120	1/01/1976	WD Q	Q	V		6,300

EXTRA FEATURES		97318 PIRATES WAY, YULEE	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0500	FP-PRE FAB	0 100
2	0810	CONCRETE A	0 100
3	1123	CB 8"	0 100
4	0510	GARAGE WD-	0 100

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	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1976	1976	3	40	1,400	
2	0810	CONCRETE A	0 100	30	12	640.00	SF	6.50	6.50	100	1983	1983	3	44	1,830	
3	1123	CB 8"	0 100	175	6	1,050.00	SF	3.08	3.08	100	1983	1983	3	44	1,421	
4	0510	GARAGE WD-	0 100	24	26	624.00	SF	35.00	35.00	100	1992	1992	3	20	4,368	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W65 UGR=[YR=1993] W24 S30 E24 N30\$ S30 FOP=[YR=1993] S4 E8 N4 W8\$ E65 N30\$ .	

LAND DESCRIPTION		TOTAL OB/XF														9,019								
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	000131	C	SFR CANAL	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	170,000.00	170,000.00	170,000							
2	000131	C	SFR CANAL	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	0.35	170,000.00	59,500.00	59,500							