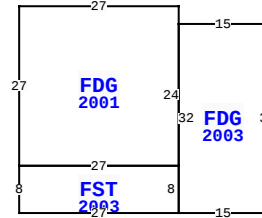
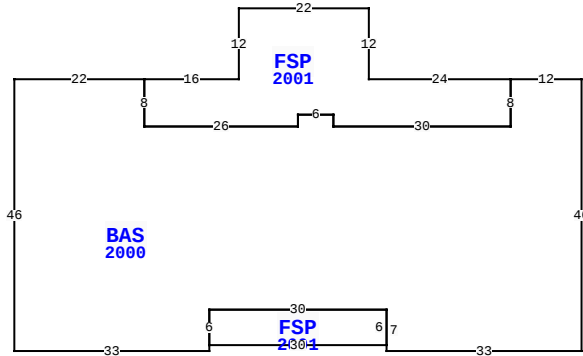




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD4 Adjustme	35	. 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	4,937	110.6820	131.43	648,870	2000	2005	0	0	12.75	87.25	
1 SNGL FAM - 100% - 2013 Heated Area: 3722 HX Base Yr 2013												



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			566,139
TOTAL MARKET OB/XF VALUE			95,271
TOTAL LAND VALUE - MARKET			134,640
TOTAL MARKET VALUE			796,050
SOH/AGL Deduction			367,113
ASSESSED VALUE			428,937
TOTAL EXEMPTION VALUE			60,000
BASE TAXABLE VALUE			368,937
TOTAL JUST VALUE			796,050
NCON VALUE			6,400
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			618,537

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,722	100	3,722	426,811
FDG	729	60	437	50,112
FDG	480	60	288	33,026
FSP	180	40	72	8,256
FSP	748	40	299	34,288
FST	216	55	119	13,646
TOTALS	6,075		4,937	566,139

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
3	0810	CONCRETE A	0 100	0	0	213.00	SF	6.50	6.50	100	2002	2002
5	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000
6	0300	BOAT DCK W	0 100	0	0	1,430.00	SF	40.00	40.00	100	2002	2002
7	0351	CARPORT MT	0 100	30	20	600.00	SF	10.00	10.00	100	2005	2005
8	0093	MANL GATE	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005
9	0803	ASPHALT C	0 100	0	0	3,000.00	SF	2.00	2.00	100	2003	2003
10	0350	CARPORT WD	0 100	14	17	238.00	SF	13.00	13.00	100	2005	2005
11	0940	SHEDS/PORT	0 100	18	16	288.00	SF	20.10	20.10	100	2005	2005
12	0350	CARPORT WD	0 100	7	14	98.00	SF	13.00	13.00	100	2005	2005
13	0820	WOOD WALK	0 100	0	0	3,175.00	SF	11.75	11.75	100	2005	2005

TOTAL OB/XF												
45,277												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000132	C	SFR RIVER	100	0005	OR	0.00	0.00	7.48	AC		1.00

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000132	C	SFR RIVER	100	0005	OR	0.00	0.00	7.48	AC		1.00

TOTAL OB/XF												
45,277												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000132	C	SFR RIVER	100	0005	OR	0.00	0.00	7.48	AC		1.00

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q U
1822/0756	10/25/2012	WD	Q
GRANTOR: MELLROY LAWTON R JR			
GRANTEE: CAST RAYMOND W JR &			
1638/1481	8/14/2009	QC	U
GRANTOR: MELLROY LAWTON R JR &			
GRANTEE: MELLROY LAWTON R JR			

BUILDING NOTES												
BUILDING DIMENSIONS												
BAS=[YR=2000] W12 FSP=[YR=2001] W24 N12 W22 S12 W16 S8 E26 N2 E6 S2 E30 N8 \$ S8 W30 N2 W6 S2 W26 N8 W22 S46 E33 N1FSP=[YR=2001] E30 N6 W30 S6 \$ N6 E30 S7 E33 N46 \$ PTR= E15 FDG=[YR=2001] E27 S3 FDG=[YR=2003] E15 S32 W15 FST=[YR=2003] W27 N8 E27 S8\$ N32 \$ S24 W27 N27 \$ W15 \$.												

CAST RAYMOND W JR & LAUREN J
394670 KOLARS FERRY RD
HILLIARD, FL 32046

48-4N-25-0000-0001-0050

[illegible]