

BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 70
Exterior Wall	17 CB STUCCO 30
Roof Structure	08 IRREGULAR 100
Roof Cover	07 CONC TILE 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 50
Interior Floor	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	6 100
Bathrooms	4.5 100
Frame	02 WOOD FRAME 100
Stories	3. 3. 100
Units	0 100
Quality	04 Quality Level 04
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 10
NEIGHBORHOOD/LOC	10014.00
AREA TYPE	TOTAL GROSS AREA
	PCT OF BASE
	TOT ADJ AREA
	SUBAREA MARKET VALUE
BAS	48 100 48 13,281
BAS	196 100 196 54,231
FGR	799 55 439 121,467
FOP	33 30 10 2,767
FOP	33 30 10 2,767
FOP	90 30 27 7,471
FOP	104 30 31 8,578
FOP	156 30 47 13,004
FOP	176 30 53 14,665
FST	20 55 11 3,044
TOTALS	6,507 5,271 1,458,429

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR	CUST - 100%	- 2003		Heated Area: 4506					HX	Base Yr 2003

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	0504	FP-ELECTRI	0	100	0	0		1.00	UT 2,000.00	2,000.00	100	2002	2002	3	86	1,720
2	0812	CONCRETE C	0	100	0	0		1,524.00	SF 4.00	4.00	100	2002	2002	3	82	4,999
3	0858	SCULP CONC	0	100	0	0		532.00	SF 13.00	13.00	100	2002	2002	3	95	6,570
4	0858	SCULP CONC	0	100	0	0		137.00	SF 13.00	13.00	100	2002	2002	3	95	1,692
5	1126	CB/STC 8"	0	100	0	0		100.00	SF 8.00	8.00	100	2002	2002	3	82	656
6	0920	CWALL-WD/M	0	100	0	0		72.00	LF 390.00	390.00	100	2002	2002	3	20	5,616
TOTALS												21,253				

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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	0.90	1,000,000.00	900,000.00	900,000							

NASSAU COUNTY PROPERTY				PAGE 1 of 1	5
VALUATION SUMMARY				STANDARD	
VALUATION BY				Tax Group: 5	
BUILDING MARKET VALUE				1,458,429	
TOTAL MARKET OB/XF VALUE				21,253	
TOTAL LAND VALUE - MARKET				900,000	
TOTAL MARKET VALUE				2,379,682	
SOH/AGL Deduction				1,292,554	
ASSESSED VALUE				1,087,128	
TOTAL EXEMPTION VALUE				HX HB 50,000	
BASE TAXABLE VALUE				1,037,128	
TOTAL JUST VALUE				2,379,682	
NCON VALUE				0	
INCOME VALUE				0	
PREVIOUS YEAR MKT VALUE				2,314,859	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0108374	NEW CONSTR	375,000	06/01/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1755/1360	7/29/2011	QC	U	I	11	100

GRANTOR: WILLIAMS JAMES E & NA
GRANTEE: WILLIAMS JAMES E &
0866/0072 2/05/1999 WD Q V 255,000
GRANTOR: AMELIA ISLAND COMPANY
GRANTEE: WILLIAMS JAMES & NA

BUILDING NOTES											
UOP=[YR=2002] W7 S7 FGR=[YR=2002] W21 S2 W4 S8 FST=[YR=2002] S5 BAS=[YR=2002] S12 E4 N12 W4 \$ E4 N5 W4 \$ E4 S17 W4 S2 BAS=[YR=2002] W14 S14 E14 N3 FST=[YR=2002] E11 N5 W11 S5 \$ N11 \$ S6 E25 N35 \$ E3 N1 E4 N6 \$ PTR= N15 FOP=[YR=2002] N2 UOP=[YR=2002] E10 N5 W10 FUS=[YR=2002] N2 E10 N5 E14 N35 E1 N20 W19 UOP=[YR=2002] W26 S4 W2 S12 FOP=[YR=2002] S2 E4 S6 E18 N4 E6 N4 W28 \$ E28 N16 \$ S20 W6 S4 W18 N6 W4 N2 W13 S4 W2 S37 E10 S3 E11 S3 E16 N1 \$ S5 \$ N4 W16 S6 E4 S1 E8N1 E4 \$ S15 \$ PTR= E15 FUS=[YR=2002] E12 FOP=[YR=2002] N4 E21 S4 W2 S4 W18 N4 W1 \$ E1 S4 E18 N4 E12 S31 W3 S5 FOP=[YR=2002] S3 W11 FOP=[YR=2002] S6 W15 N6 FOP=[YR=2002] W11 N3 E11 S3 \$ E15 \$ N3 E11 \$ W11 S3 W15 N3											