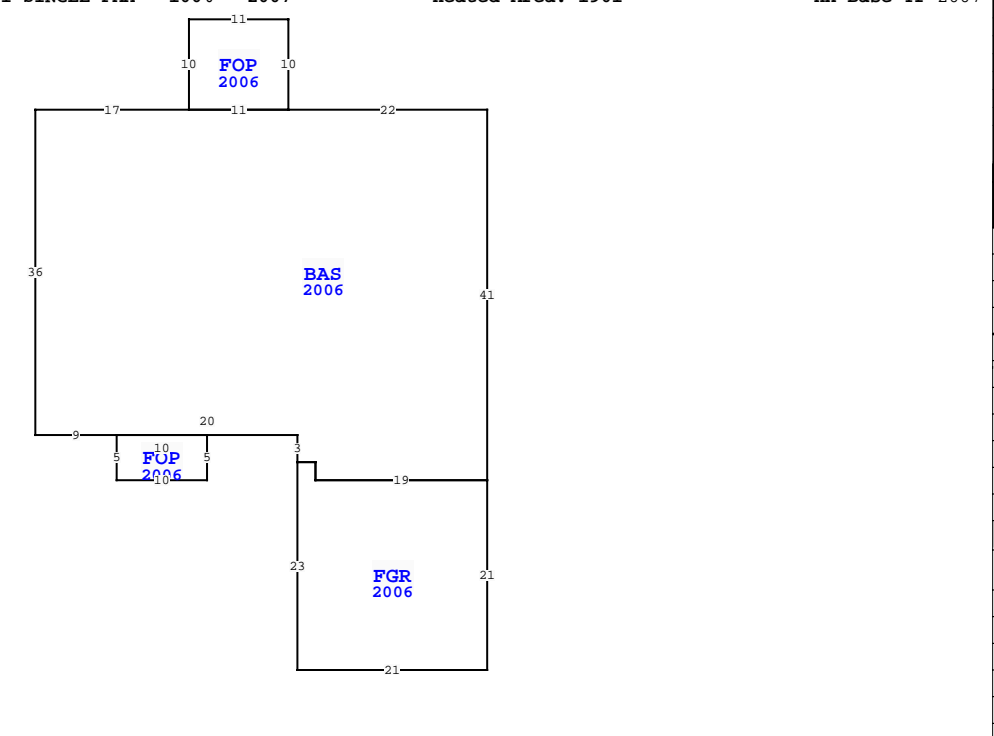


ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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% - 2007	
										Heated Area: 1901		HX Base Yr 2007	



Quality	04	Quality Level 04		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA 04		
NEIGHBORHOOD/LOC	4050.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,901	100	1,901	185,886
FGR	445	55	245	23,957
FOP	50	30	15	1,467
FOP	110	30	33	3,227
TOTALS	2,506		2,194	214,537

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	0811	CONCRETE B	0	100	0	0			878.00	SF	5.20				5.20	3,972

86790 CARTESIAN POINTE DR, YULEE										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	
										INC DATE		AG DATE	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		214,537	
TOTAL MARKET OB/XF VALUE		3,972	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		268,509	
SOH/AGL Deduction		117,505	
ASSESSED VALUE		151,004	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		96,004	
TOTAL JUST VALUE		268,509	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		258,923	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16484	ELEC OTHER	1,500	01/01/2006
M10846	OTHER	0	12/01/2005
P10286	OTHER	0	11/01/2005
C16055	CO ISSUED	138,258	09/01/2005
R08222	REPAIR/RRF	0	09/01/2005
B16055	NEW CONSTR	138,258	09/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1399/1816	3/29/2006	WD	Q	I		244,700
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: PRITCHARD RALPH E &						
1284/1465	12/30/2004	WD	U	V	19	2,314,100
GRANTOR: POINTE CARTESIAN LLC						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2006;ORIG=0,0] W22 W11 W17 S36 E9 E20 S3 E2 S2 E19 N41 \$
FGR=[YR=2006;ORIG=-21,39] S23 E21 N21 W19 N2 W2 \$
FOP=[YR=2006;ORIG=-22,0] N10 W11 S10 E11 \$
FOP=[YR=2006;ORIG=-41,36] S5 E10 N5 W10 \$

LAND DESCRIPTION																								
TOTAL OB/XF 3,972																								
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	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							