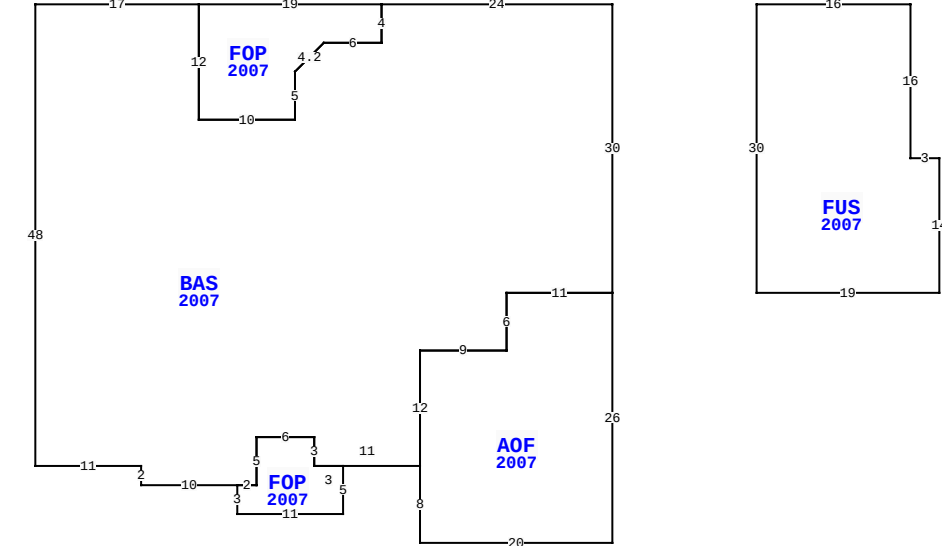


LANGLEY OLIVER & ASHLEE
76305 TIMBERCREEK BLVD
YULEE, FL 32097

11-2N-26-2051-0115-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT		CD	CONSTRUCTION		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY															
Exterior Wall		10	ABOVE AVG 70		0100	01	3,524	101.6100		96.53	340,172	2007	2007	0	0	0	7.65	92.35	VALUATION BY															
Exterior Wall		16	WD FR STUC 30		1 SINGLE FAM - 0% - 0															Heated Area: 3408					HX Base Yr					STANDARD				
Roof Structur		03	GABLE/HIP 100																	BUILDING MARKET VALUE					314,149									
Roof Cover		03	COMP SHNGL 100																	TOTAL MARKET OB/XF VALUE					7,399									
Interior Wall		05	DRYWALL 100																	TOTAL LAND VALUE - MARKET					55,000									
Interior Floo		14	CARPET 70																	TOTAL MARKET VALUE					376,548									
Interior Floo		11	CLAY TILE 30																	SOH/AGL Deduction					13,965									
Air Condition		03	CENTRAL 100																	ASSESSED VALUE					362,583									
Heating Type		04	AIR DUCTED 100																	TOTAL EXEMPTION VALUE					0									
Bedrooms			5 100																	BASE TAXABLE VALUE					362,583									
Bathrooms			4 100																	TOTAL JUST VALUE					376,548									
Frame		02	WOOD FRAME 100																	NCON VALUE					0									
Stories		2.	2. 100		INCOME VALUE																													
Units			0 100		PREVIOUS YEAR MKT VALUE					362,608																								
Occupancy		00	NONE 100																															
Quality		03	Quality Level 03																															
DOR CODE		0100	SINGLE FAMILY																															
MAP NUM			MKT AREA		05																													
NEIGHBORHOOD/LOC		5005.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
AOF	466	110	513	45,732																														
BAS	2,420	100	2,420	215,732																														
FOP	69	30	21	1,872																														
FOP	161	30	48	4,279																														
FUS	522	100	522	46,534																														
TOTALS		3,638	3,524	314,149																														
EXTRA FEATURES					76305 TIMBERCREEK BLVD, YULEE										BLD DATE					LGL DATE														
															XF DATE					LAND DATE														
															INC DATE					AG DATE														
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	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	91	1,820																			
2	0811	CONCRETE B	0	0	0	807.00	SF	5.20	5.20	100	2007	2007	3	88	3,693																			
3	0855	CONC PAVER	0	0	27	3	81.00	SF	10.00	100	2007	2007	3	88	713																			
4	0462	ST/AL FNC	0	0	0	228.00	SF	10.00	10.00	100	2007	2007	3	48	1,094																			
5	0855	CONC PAVER	0	0	3	3	9.00	SF	10.00	100	2007	2007	3	88	79																			