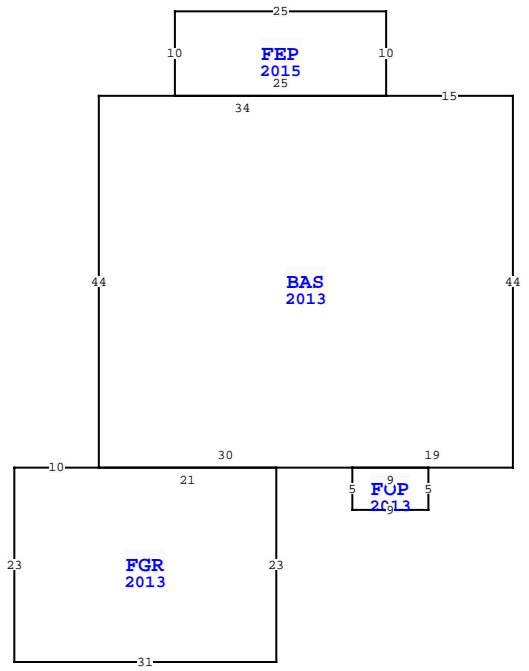


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 80	
Exterior Wall	16	WD FR STUC 20	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 70	
Interior Floor	08	SHT VINYL 30	
Air Condition	03	CENTRAL 100	
Heating 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	
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
BAS	2,156	100	2,156
FEP	250	80	200
FGR	713	55	392
FOP	45	30	14
TOTALS	3,164		2,762

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%	- 2016		Heated Area: 2156					HX Base Yr 2016	



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			251,374
TOTAL MARKET OB/XF VALUE			6,568
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			312,942
SOH/AGL Deduction			111,843
ASSESSED VALUE			201,099
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			151,099
TOTAL JUST VALUE			312,942
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			301,695

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530633	ADDITION	10,000	06/01/2015
B1326756	CO ISSUED	0	04/09/2013
B1326756	NEW CONSTR	263,068	01/01/2013
B1326756	NEW CONSTR	263,068	01/01/2013
P1316301	NEW CONSTR	0	01/01/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1852/0001	4/15/2013	WD Q	Q	I	01	182,200
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: MALONEY PAUL D						
1731/1512	3/31/2011	WD U	U	I	30	1,920,000
GRANTOR: TIMBER CREEK II LLC						
GRANTEE: KB HOME JACKSONVILL						

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	0810	CONCRETE A	0	100	0	0		6.50	6.50	100	2013	2013	3	94	6,568	

BLD DATE				LGL DATE			
XF DATE				LAND DATE			
INC DATE				AG DATE			
78165 DUCKWOOD TRL, YULEE							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2013] W15 FEP=[YR=2015] N10 W25 S10 E25\$ W34 S44									
FGR=[YR=2013] W10 S23E31 N23 W21\$E30 FOP=[YR=2013] S5 E9 N5 W9\$ E19 N44\$.									

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	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							