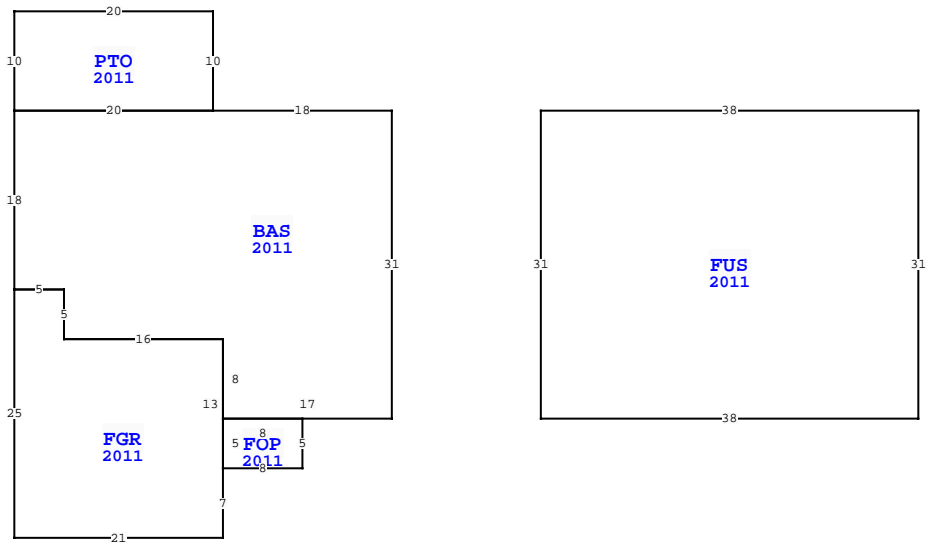


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 80	
Exterior Wall	16	WD FR STUC 20	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	11	CLAY TILE 50	
Interior Floor	14	CARPET 50	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2.5 100	
Frame	02	WOOD FRAME 100	
Stories	2.	2. 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	985	100	985
FGR	445	55	245
FOP	40	30	12
FUS	1,178	100	1,178
PTO	200	5	10
TOTALS	2,848		2,430
			241,550

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,430	110.8380	105.30	255,879	2011	2011	0	0	5.60	94.40
1 SINGLE FAM - 0% - 0 Heated Area: 2163 HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE			241,550
TOTAL MARKET OB/XF VALUE			3,067
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			299,617
SOH/AGL Deduction			59,930
ASSESSED VALUE			239,687
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			239,687
TOTAL JUST VALUE			299,617
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			288,776

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E23881	NEW CONSTR	0	10/01/2011
M16598	H/AC	0	10/01/2011
P14984	NEW CONSTR	0	09/01/2011
B25137	NEW CONSTR	237,319	09/01/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1924/1295	6/18/2014	WD Q	Q	I	01	156,000
GRANTOR: GENINS ROBERT J & SUZ						
GRANTEE: IH4 PROPERTY FLORID						
1766/0774	11/22/2011	WD Q	Q	I	01	157,000
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: GENINS ROBERT J & S						

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	0	0	581.00	SF	5.20	5.20	100	2011	2011	3	92	2,780	
2	0810	CONCRETE A	0	0	16	48.00	SF	6.50	6.50	100	2011	2011	3	92	287	

BLD DATE	11/30/2011	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2011] W18 PTO=[YR=2011] N10 W20 S10 E20\$ W20 S18 FGR=[YR=2011] S25 E21 N7 FOP=[YR=2011] E8 N5 W8 S5\$ N13W16 N5 W5\$ E5 S5 E16 S8 E17 N31\$ PTR=E15 FUS=[YR=2011] E38 S31 W38 N31\$ W15\$.											

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	0	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							