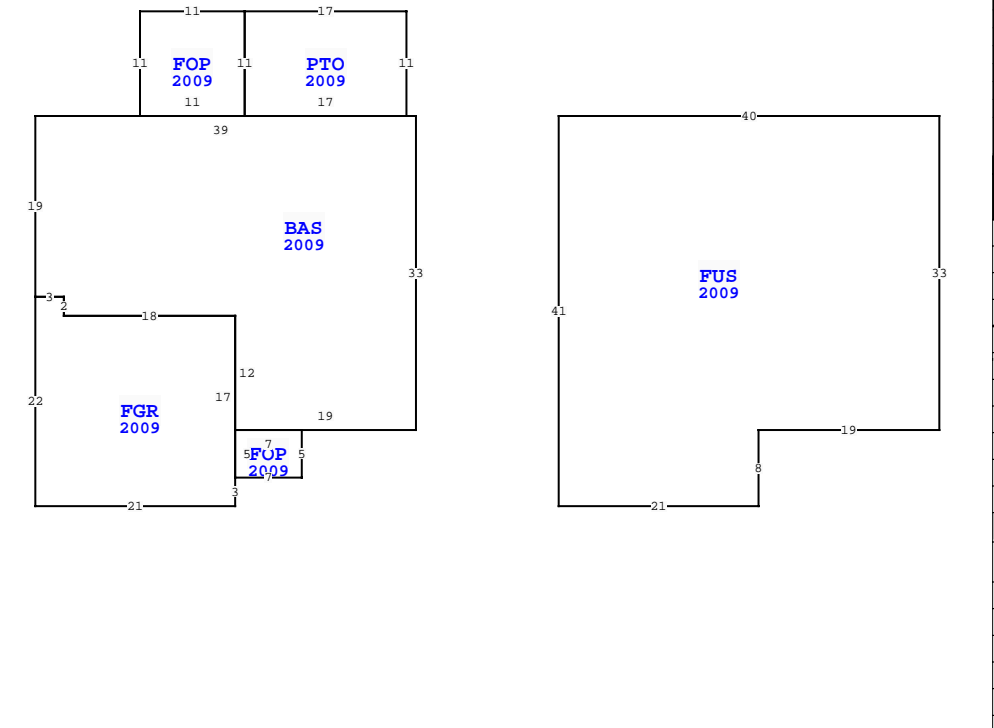


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	08	SHT VINYL	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	100
Units		0	100
Occupancy	00	NONE	100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	2,839	102.7200	97.58	277,030	2009	2009	0	0	0	7.00	93.00		



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
BAS	1,062	100	1,062	96,376
FGR	426	55	234	21,236
FOP	35	30	10	908
FOP	121	30	36	3,267
FUS	1,488	100	1,488	135,035
PTO	187	5	9	817
TOTALS	3,319		2,839	257,638

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			594.00	SF	5.20	2009	2009	3	90	2,780	
2	0810	CONCRETE A	0	100	12	3			36.00	SF	6.50	2009	2009	3	90	211	

BLD DATE	01/20/2010	KK	LGL DATE											
XF DATE			LAND DATE											
INC DATE			AG DATE											
77337 COBBLESTONE DR, YULEE														
TOTAL OB/XF														2,991

LAND DESCRIPTION																								
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			PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE			257,638
TOTAL MARKET OB/XF VALUE			2,991
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			315,629
SOH/AGL Deduction			134,738
ASSESSED VALUE			180,891
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			130,891
TOTAL JUST VALUE			315,629
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			304,093

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0922631	CO ISSUED	0	07/01/2009
E21965	ELEC OTHER	1,500	07/01/2009
M14703	MECH OTHER	0	07/01/2009
P13832	OTHER	0	07/01/2009
B22631	NEW CONSTR	218,724	07/01/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1644/1134	10/14/2009	WD	Q	I	01	213,600
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: GARI CHRISTOPHER M						
1623/1457	6/08/2009	WD	U	V	30	80,000
GRANTOR: TIMBER CREEK LLC						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2009] W1 PTO=[YR=2009] N11 W17 FOP=[YR=2009] W11 S11 E11 N11\$ S11 E17\$ W39 S19 FGR=[YR=2009] S22 E21 N3 FOP=[YR=2009] E7 N5 W7 S5\$ N17 W18 N2 W3\$ E3 S2 E18 S12 E19 N33\$ PTR=E15 FUS=[YR=2009] E40 S33 W19 S8 W21 N41\$ W15\$.