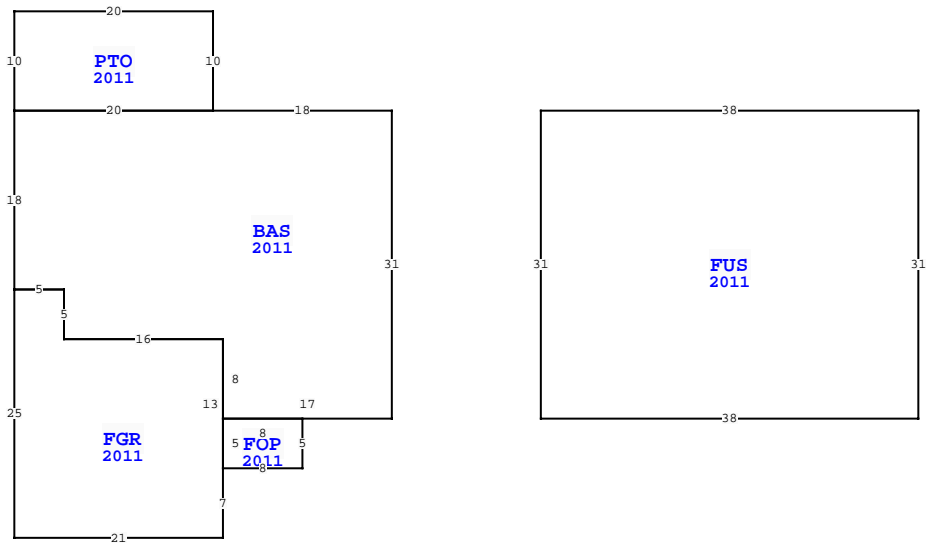


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 70	
Exterior Wall	16	WD FR STUC 30	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 70	
Interior Floor	11	CLAY TILE 30	
Air Condition	03	CENTRAL 100	
Heating 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	
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
			236,492

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	108.5840	103.15	250,654	2011	2011	0	0	0	5.65	94.35	
1 SINGLE FAM - 0% - 0 Heated Area: 2163 HX Base Yr													



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			236,492
TOTAL MARKET OB/XF VALUE			2,982
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			294,474
SOH/AGL Deduction			36,877
ASSESSED VALUE			257,597
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			257,597
TOTAL JUST VALUE			294,474
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			283,891

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C24245	CO ISSUED	0	04/05/2011
E23228	ELEC OTHER	0	02/01/2011
M15920	H/AC	0	02/01/2011
P14608	NEW CONSTR	0	01/01/2011
B24245	NEW CONSTR	234,802	12/01/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1736/0181	4/28/2011	WD Q	Q	I	01	153,600
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: THOMPSON CHRISTOPHE						
1714/0064	12/06/2010	WD Q	Q	V	05	65,000
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	0811	CONCRETE B	0	0	0	586.00	SF	5.20	5.20	100	2011	2011	3	92	2,803	
2	0810	CONCRETE A	0	0	10	30.00	SF	6.50	6.50	100	2011	2011	3	92	179	

TOTAL OB/XF														2,982			
77347 COBBLESTONE DR, YULEE																	
BLD DATE 08/02/2011 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\$ N13 W16													
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										