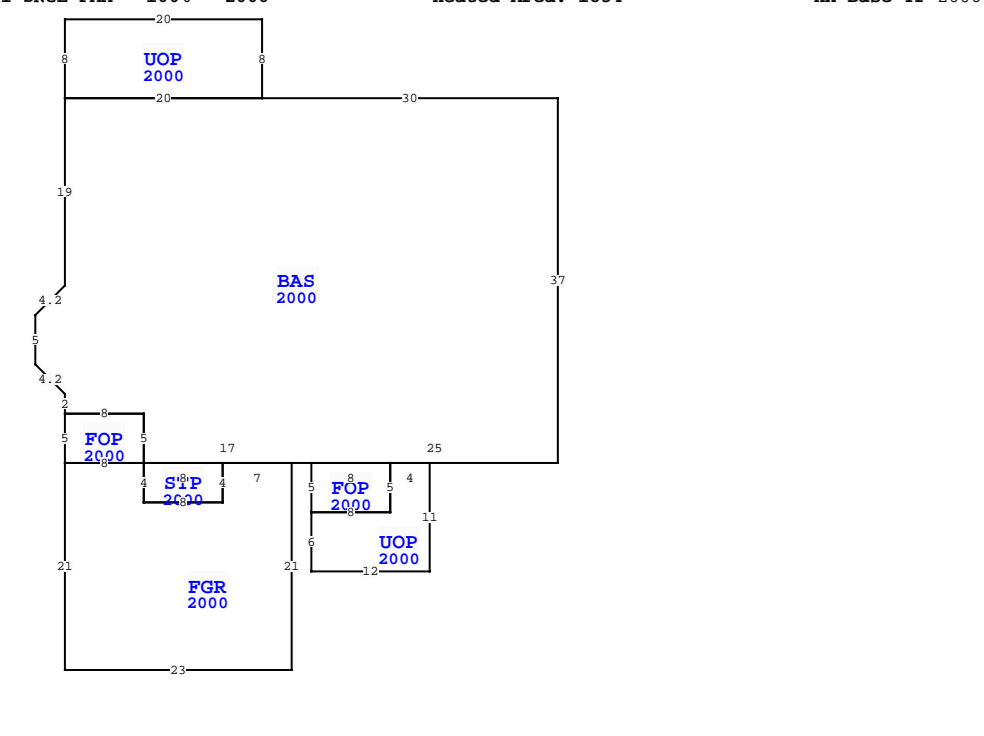




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	30 VINYL 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 60
Interior Floo	11 CLAY TILE 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,159	102.5962	128.25	276,892	2000	2000	0	0	11.25	88.75

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		245,742	
TOTAL MARKET OB/XF VALUE		19,192	
TOTAL LAND VALUE - MARKET		84,375	
TOTAL MARKET VALUE		349,309	
SOH/AGL Deduction		193,839	
ASSESSED VALUE		155,470	
TOTAL EXEMPTION VALUE		HX HB WR 55,000	
BASE TAXABLE VALUE		100,470	
TOTAL JUST VALUE		349,309	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		338,680	



Quality	02 Quality Level 02			
DOR CODE	0100 SINGLE FAMILY			
MAP NUM	MKT AREA 04			
NEIGHBORHOOD/LOC	4005.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,834	100	1,834	208,750
FGR	451	55	248	28,228
FOP	40	30	12	1,366
FOP	40	30	12	1,366
STP	32	10	3	342
UOP	92	20	18	2,049
UOP	160	20	32	3,642
TOTALS	2,649		2,159	245,742

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1304/1736	3/28/2005	WD Q	Q	I		185,000
GRANTOR: KITCHENS HILTON L & M						
GRANTEE: BAINUM CECIL E & DE						
1116/0670	2/26/2003	WD Q	Q	I		140,000
GRANTOR: JERNIGAN JAMES W SR &						
GRANTEE: KITCHENS HILTON & M						

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	4	4	16.00	SF	6.50	6.50	100	2000	2000	3	79	82	
2	0810	CONCRETE A	0 100	36	3	108.00	SF	6.50	6.50	100	2000	2000	3	79	555	
3	0811	CONCRETE B	0 100	0	0	1,581.00	SF	5.20	5.20	100	2000	2000	3	79	6,495	
4	0476	VF 6 SBPL	0 100	0	0	400.00	LF	32.00	32.00	100	2016	2016	3	90	11,520	
5	0470	VNYL GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2016	2016	3	90	540	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2000] W30 UOP=[YR=2000] N8 W20 S8 E20\$ W20 S19 L3 D3 S5 R3 D3 S2 FOP=[YR=2000] S5 FGR=[YR=2000] S21 E23 N21 W7 STP=[YR=2000] S4 W8 N4 E8 \$ S4 W8 N4 W8 \$ E8 N5 W8 \$ E8 S5 E17 FOP=[YR=2000] S5 UOP=[YR=2000] S6 E12 N11 W4 S5 W8 \$ E8 N5 W8 \$ E25 N37 \$.	

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	100		RSF-1	0.00	0.00	0.75	AC		1.00	1.00	1.50	75,000.00	112,500.00	84,375							