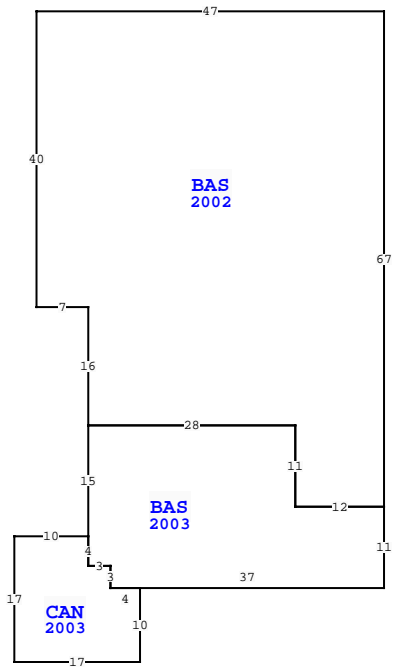




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	CB STUCCO	100
Roof Structur	04	WOOD TRUSS	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	100
Ceiling	01	FIN.SUSPD	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Fixtures		14	100
Frame	03	MASONRY	100
Story Height		9	100
RMS		15	100
Stories	1.	1.100	
Units		0	100
Occupancy	00	NONE	100
Quality	03	Quality Level	03
DOR CODE	1720	MEDICAL OFFICE	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4002.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,652	100	2,652
BAS	739	100	739
CAN	249	30	75
			SUBAREA MARKET VALUE
			391,848
			109,191
			11,081
TOTALS	3,640		3,466
			512,122

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1721	04	3,466	111.2280	180.19	624,539	2002	2002	0	0	18.00	82.00		
1 MDL OFFICE - 0% - 0				Heated Area: 3391				HX Base Yr					



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		512,122	
TOTAL MARKET OB/XF VALUE		48,455	
TOTAL LAND VALUE - MARKET		520,000	
TOTAL MARKET VALUE		1,080,577	
SOH/AGL Deduction		74,838	
ASSESSED VALUE		1,005,739	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,005,739	
TOTAL JUST VALUE		1,080,577	
NCON VALUE		0	
INCOME VALUE		12	
PREVIOUS YEAR MKT VALUE		1,089,841	
LOFTON CREEK ANIMAL CLINIC			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1217803	H/AC	0	12/01/2012
B018775	NEW CONSTR	340,000	09/01/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1547/0829	1/22/2008	WD Q	Q	I		800,000
GRANTOR: FDNA BEACH ANIMAL CLI						
GRANTEE: JD'S ANIMAL CLINIC						
0901/0931	9/30/1999	WD Q	Q	V		95,500
GRANTOR: RAYLAND COMPANY INC						
GRANTEE: FDNA BEACH ANIMAL C						

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	0819	CONC 12"	0	0	0	0	1,049.00	SF	9.50	9.50	100	2002	2002	3	82	8,172	
2	0812	CONCRETE C	0	0	0	0	10,336.00	SF	4.00	4.00	100	2002	2002	3	82	33,902	
3	0400	CONC CURB	0	0	0	0	424.00	LF	15.00	15.00	100	2002	2002	3	86	5,470	
4	0446	BOX FNC 6'	0	0	0	0	137.00	LF	20.00	20.00	100	2003	2003	3	21	575	
5	0446	BOX FNC 6'	0	0	0	0	28.00	LF	20.00	20.00	100	2013	2013	3	60	336	
TOTAL OB/XF 48,455																	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2002] W47 S40 E7 S16 BAS=[YR=2003] S15CAN=[YR=2003] W10S17 E17 N10W4 N3 W3 N4 \$ S4 E3 S3 E37 N11 W12 N11 W28 \$ E28 S11 E12 N67 \$.	

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	001901	C	MEDICAL OF	0	0006	OR	0.00	0.00	83,200.00	SF		1.00	1.00	1.00	6.25	6.25	520,000							