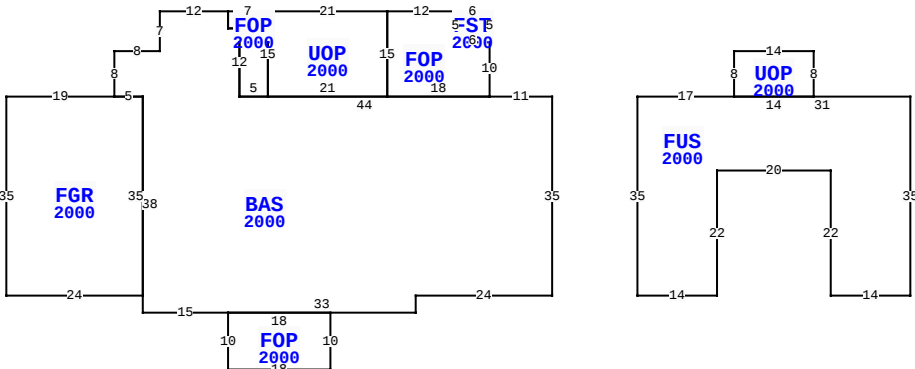


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT		CD	CONSTRUCTION		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																
Exterior Wall		19	COMMON BRK 100		0500	01	4,885	125.5000	188.25	919,601		2000	2000	0	0	0	19.75	80.25	VALUATION BY															
Roof Structur		03	GABLE/HIP 100		1 SFR CUST - 100% - 2001										Heated Area: 4172										HX Base Yr 2001									
Roof Cover		03	COMP SHNGL 100												Tax Group: 4										Tax Dist:									
Interior Wall		05	DRYWALL 100												BUILDING MARKET VALUE										737,980									
Interior Floo		11	CLAY TILE 50												TOTAL MARKET OB/XF VALUE										50,266									
Interior Floo		14	CARPET 50												TOTAL MARKET VALUE - MARKET										194,560									
Air Condition		03	CENTRAL 100												SOH/AGL Deduction										480,493									
Heating Type		04	AIR DUCTED 100												ASSESSED VALUE										502,313									
Bedrooms			3 100												TOTAL EXEMPTION VALUE										HX HB 50,000									
Bathrooms			3 100												BASE TAXABLE VALUE										452,313									
Frame		02	WOOD FRAME 100												TOTAL JUST VALUE										982,806									
Stories		2.	2. 100												NCON VALUE										0									
Units		00	0 100		INCOME VALUE																													
Occupancy		00	NONE 100		PREVIOUS YEAR MKT VALUE										953,774																			
Quality		03	Quality Level 03																															
DOR CODE		0100	SINGLE FAMILY																															
MAP NUM			MKT AREA												04																			
NEIGHBORHOOD/LOC		4048.00																																
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																										
BAS		2,932		100		2,932		442,939																										
FGR		840		55		462		69,795																										
FOP		81		30		24		3,626																										
FOP		180		30		54		8,158																										
FOP		240		30		72		10,877																										
FST		30		55		16		2,417																										
FUS		1,240		100		1,240		187,328																										
UOP		112		20		22		3,324																										
UOP		315		20		63		9,518																										
TOTALS		5,970				4,885		737,980																										
EXTRA FEATURES										85454 FLYING A RANCH, YULEE																								
BLD DATE												LGL DATE																						
XF DATE												LAND DATE																						
INC DATE												AG DATE																						
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	0812	CONCRETE C		0	100	0	0	8,858.00	SF	4.00	4.00	100	2000	2000	3	79	27,991																	
2	0861	POOL GUNIT		0	100	32	16	512.00	SF	85.00	85.00	100	2000	2000	3	25	10,880																	
3	0845	KOOL DECK		0	100	0	0	1,101.00	SF	7.25	7.25	100	2000	2000	3	79	6,306																	
4	1127	BRICK 8"		0	100	0	0	35.00	SF	11.00	11.00	100	2000	2000	3	94	362																	
5	1128	BRICK 12"		0	100	0	0	72.00	SF	14.00	14.00	100	2000	2000	3	94	948																	
6	1128	BRICK 12"		0	100	0	0	96.00	SF	14.00	14.00	100	2000	2000	3	94	1,263																	
7	0877	JACUZZI		0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2000	2000	3	20	200																	
8	1128	BRICK 12"		0	100	0	0	100.00	SF	14.00	14.00	100	2000	2000	3	94	1,316																	
9	0600	SUMMER KIT		0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2000	2000	3	20	1,000																	
LAND DESCRIPTION										TOTAL OB/XF										50,266														
L N	USE CODE	CLS	LAND USE DESCRIPTION		CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV									
1	000115	C	SFR ACRES		100		OR	0.00	0.00	3.04	AC		1.00	1.00	0.80	80,000.00	64,000.00	194,560																