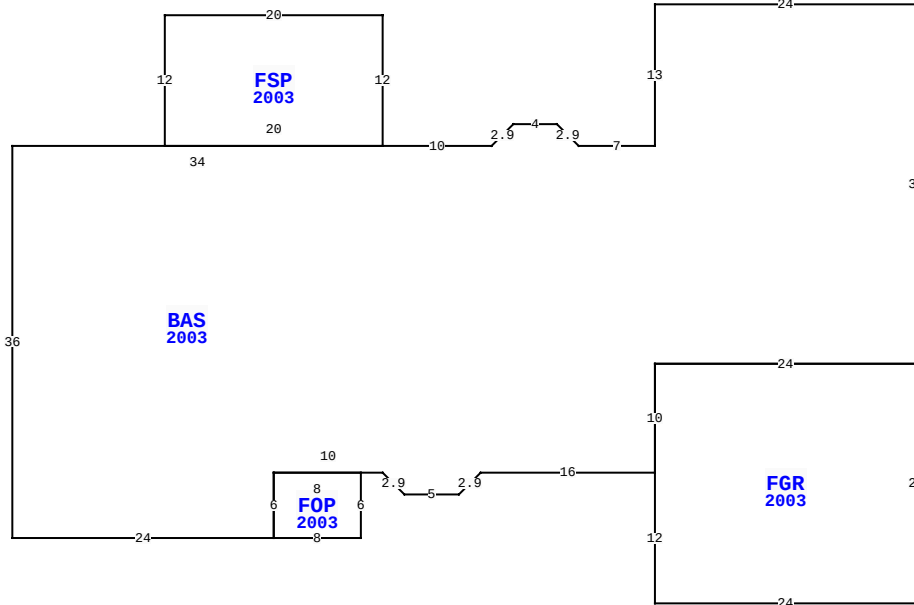


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																								
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																										
Exterior Wall		20	FACE BRICK 100		0100	01	3,132	104.8110	99.57	311,853	2003	2003	0	0	0	15.00	85.00	VALUATION BY		STANDARD																								
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM - 0% - 0													Heated Area: 2732													Tax Group: 4		Tax Dist:											
Roof Cover		03	COMP SHNGL 100															HX Base Yr													BUILDING MARKET VALUE		265,075											
Interior Wall		05	DRYWALL 100															TOTAL MARKET OB/XF VALUE		11,906																								
Interior Floo		14	CARPET 70															TOTAL LAND VALUE - MARKET		123,600																								
Interior Floo		12	HARDWOOD 30															TOTAL MARKET VALUE		400,581																								
Air Condition		03	CENTRAL 100															SOH/AGL Deduction		35,358																								
Heating Type		04	AIR DUCTED 100															ASSESSED VALUE		365,223																								
Bedrooms			4 100															TOTAL EXEMPTION VALUE		0																								
Bathrooms			2.5 100															BASE TAXABLE VALUE		365,223																								
Frame		02	WOOD FRAME 100															TOTAL JUST VALUE		400,581																								
Stories		1.	1. 100															NCON VALUE		0																								
Units		0	100															INCOME VALUE																										
Occupancy		00	NONE 100															PREVIOUS YEAR MKT VALUE		387,351																								
					XFOB:2:1: CC DR & WALK																																							
Quality		04	Quality Level 04																																									
DOR CODE		0100	SINGLE FAMILY																																									
MAP NUM			MKT AREA		04																																							
NEIGHBORHOOD/LOC		4053.00																																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																								
BAS	2,732	100	2,732	231,221																																								
FGR	528	55	290	24,544																																								
FOP	48	30	14	1,185																																								
FSP	240	40	96	8,125																																								
TOTALS		3,548		3,132	265,075																																							
EXTRA FEATURES					86310 PINWOOD DR, YULEE																																							
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	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	87	3,045																													
2	0812	CONCRETE C	0	0	0	2,669.00	SF	4.00	4.00	100	2003	2003	3	83	8,861																													