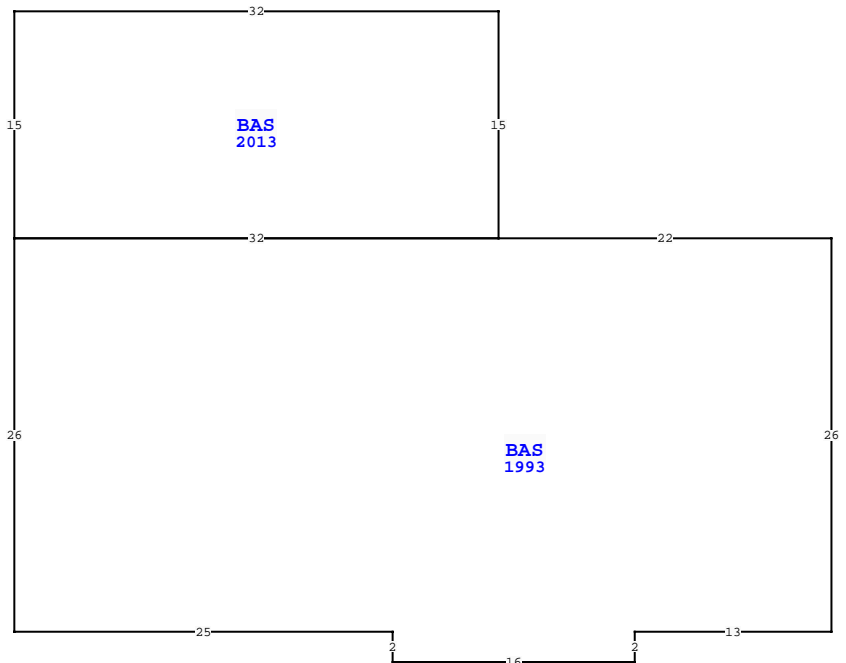




BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	10	ABOVE AVG	100	
Roof Structur	03	GABLE/HIP	100	
Roof Cover	03	COMP SHNGL	100	
Interior Wall	05	DRYWALL	100	
Interior Floor	14	CARPET	100	
Air Condition	03	CENTRAL	100	
Heating Type	04	AIR DUCTED	100	
Bedrooms		3	100	
Bathrooms		3	100	
Frame	02	WOOD FRAME	100	
Stories	1.	1.	100	
Units		0	100	
BUD8 Adjustme	04	DIST 01	100	
Occupancy	00	NONE	100	
Quality	04	Quality Level	04	
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA	04	
NEIGHBORHOOD/LOC		4031.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,436	100	1,436	132,057
BAS	480	100	480	44,142
TOTALS	1,916		1,916	176,199

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,916	114.2190	108.51	207,905	1970	1990	0	0	0	15.25	84.75	
1 SINGLE FAM - 100% - 0 Heated Area: 1916 HX Base Yr													



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			176,199
TOTAL MARKET OB/XF VALUE			9,330
TOTAL LAND VALUE - MARKET			136,800
TOTAL MARKET VALUE			322,329
SOH/AGL Deduction			210,994
ASSESSED VALUE			111,335
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			61,335
TOTAL JUST VALUE			322,329
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			314,342

PERMIT NUM	DESCRIPTION	AMT	ISSUED
995554	CHNGE SRVC	0	01/01/1999
6897	REPAIR/RRF	1,500	12/14/1990
4300	N/A	2,431	08/31/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0616/1062	1/11/1991	WD Q	Q	I		54,900
GRANTOR: FROST JAMES & FRANCE						
GRANTEE: TAUSCHER MATTHEW &						
0588/0598	1/18/1990	WD U	U	I	01	100
GRANTOR: FROST JAMES H						
GRANTEE: FROST JAMES & F						

EXTRA FEATURES														97082 RICHO LN, YULEE		BLD DATE	LGL DATE	MLU
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	XF DATE	AG DATE
1	0810	CONCRETE A	0	100	0	0			132.00	SF	6.50	1985	1985	3	47	403		
2	0500	FP-PRE FAB	0	100	0	0			1.00	UT	3,500.00	1981	1981	3	49	1,715		
3	1242	WD DECK A	0	100	16	8			128.00	SF	10.00	2000	2000	3	20	256		
4	0510	GARAGE WD-	0	100	26	24			624.00	SF	24.85	2000	2000	3	28	4,342		
5	0681	POLE SHED	0	100	26	15			390.00	SF	15.00	2000	2000	3	28	1,638		
6	0810	CONCRETE A	0	100	19	10			190.00	SF	6.50	2000	2000	3	79	976		
														TOTAL OB/XF	9,330			

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=1993] W22 BAS=[YR=2013] N15 W32 S15 E32\$ W32 S26 E25 S2 E16 N2 E13 N26\$.													

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	000115	C	SFR ACRES	100	0008	RSF-1	0.00	0.00	1.80	AC		1.00	1.00	0.95	80,000.00	76,000.00	136,800							