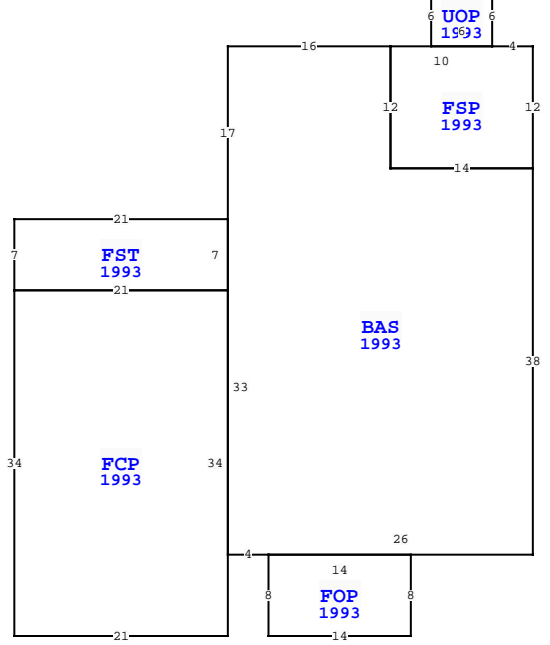


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 90	
Exterior Wall	12	CEDAR 10	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 90	
Interior Floor	11	CLAY TILE 10	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
Bathrooms		1.5 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
BUD8 Adjustme	04	DIST 01 100	
Occupancy	00	NONE 100	
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	SUBAREA MARKET VALUE
BAS	1,332	100	115,553
FCP	714	25	15,442
FOP	112	30	2,950
FSP	168	40	5,812
FST	147	55	7,027
UOP	36	20	607
TOTALS	2,509	1,699	147,391

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,699	108.9000	103.46	175,779	1988	1988	0	0	16.15	83.85		
1 SINGLE FAM - 0% - 0 Heated Area: 1332 HX Base Yr													



NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			4
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			147,391
TOTAL MARKET OB/XF VALUE			31,130
TOTAL LAND VALUE - MARKET			125,000
TOTAL MARKET VALUE			303,521
SOH/AGL Deduction			0
ASSESSED VALUE			303,521
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			303,521
TOTAL JUST VALUE			303,521
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			297,877

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M98 3007	H/AC	0	05/01/1998
5612	GARAGE	15,912	04/04/1989
4052	NEW CONSTR	49,895	04/30/1987
4194	NEW CONSTR	1,710	04/30/1987
2135	H/AC	2,475	04/30/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1010/0814	10/02/2001	WD	Q	I		200,000
GRANTOR: RAMBACH JOHN W SR						
GRANTEE: KIRKPATRICK CHARLES						
0656/0706	5/01/1992	WD	U	I	10	23,500
GRANTOR: PHILIPS ELISE ETAL						
GRANTEE: RAMBACH JOHN SR & I						

EXTRA FEATURES														85720 BLACKMON RD, 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	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	64	2,240	
2	0940	SHEDS/PORT	0	0	8	8	64.00	SF	20.10	20.10	100	1983	1983	3	20	257	
3	0511	GARAGE CB-	0	0	26	36	936.00	SF	30.00	30.00	100	1989	1989	3	57	16,006	
4	0812	CONCRETE C	0	0	0	0	4,847.00	SF	4.00	4.00	100	1989	1989	3	57	11,051	
5	0300	BOAT DCK W	0	0	24	4	96.00	SF	40.00	40.00	100	1990	1990	3	20	768	
6	0810	CONCRETE A	0	0	0	0	144.00	SF	6.50	6.50	100	1981	1981	3	35	328	
7	0300	BOAT DCK W	0	0	10	6	60.00	SF	40.00	40.00	100	1990	1990	3	20	480	
TOTAL OB/XF																31,130	

BUILDING NOTES													
BLD DATE													
XF DATE													
LGL DATE													
LAND DATE													
AG DATE													
INC DATE													

BUILDING DIMENSIONS													
FSP=[YR=1993] W4 UOP=[YR=1993] N6 W6 S6 E6 \$ W10													
BAS=[YR=1993] W16 S17 FST=[YR=1993] W21 S7 FCP=[YR=1993] S34													
E21 N34 W21 \$ E21 N7\$ S33 E4 FOP=[YR=1993] S8 E14 N8 W14\$ E26													
N38 W14 N12\$ S12 E14 N12\$.													

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	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	000130	C	SFR WATER	0		OR	0.00	0.00	100.00	FF		1.00	1.00	1.00	1,250.00	1,250.00	125,000							