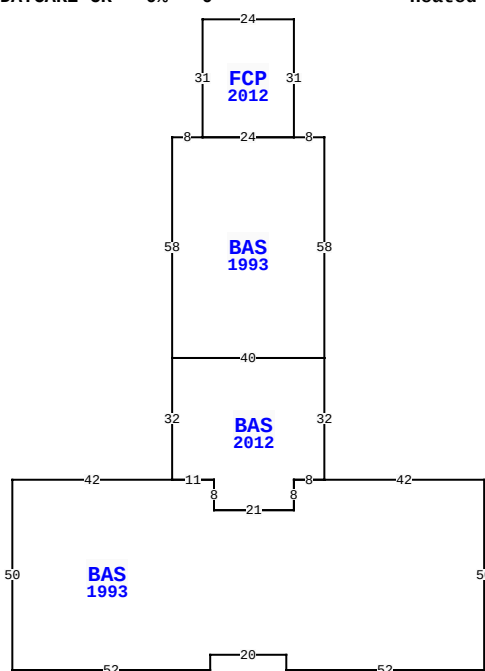


**THE ARC NASSAU INC/
86051 HAMILTON STREET
YULEE, FL 32097**

50-3N-27-4720-0015-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	08	WD ON PLY 50								0603	04	9,943	63.7065	89.03	885,225	1982	1990	0	0	20.25	79.75	VALUATION BY								STANDARD									
Exterior Wall	15	CONC BLOCK 50								1 DAYCARE CR - 0% - 0										Heated Area: 9720										HX Base Yr									
Roof Structur	04	WOOD TRUSS 100																		BUILDING MARKET VALUE										722,509									
Roof Cover	12	MODULAR MT 100																		TOTAL MARKET OB/XF VALUE										68,092									
Interior Wall	01	MINIMUM 100																		TOTAL LAND VALUE - MARKET										360,800									
Interior Floo	06	VINYL ASB 100																		TOTAL MARKET VALUE										1,151,401									
Ceiling	01	FIN.SUSPD 100																		SOH/AGL Deduction										181,006									
Air Condition	03	CENTRAL 100																		ASSESSED VALUE										970,395									
Heating Type	04	AIR DUCTED 100																		TOTAL EXEMPTION VALUE										10 970,395									
Fixtures	13	100																		BASE TAXABLE VALUE										0									
Frame	03	MASONRY 100																		TOTAL JUST VALUE										1,151,401									
Story Height		8 100																		NCON VALUE										45,432									
RMS		6 100								INCOME VALUE																													
Stories	1.	1. 100								PREVIOUS YEAR MKT VALUE										964,524																			
Units		0 100																																					
BUD8 Adjustme	04	DIST 01 100																																					
Occupancy	00	NONE 100																																					
Quality	03	Quality Level 03																																					
DOR CODE	7500	NON-PROFIT SERVICE																																					
MAP NUM		MKT AREA						04																															
NEIGHBORHOOD/LOC	4053.00																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	2,320	100	2,320	164,724																																			
BAS	5,952	100	5,952	422,601																																			
BAS	1,448	100	1,448	102,810																																			
FCP	744	30	223	15,834																																			
TOTALS	10,464		9,943	705,967																																			
EXTRA FEATURES										86051 HAMILTON ST, YULEE										BLD DATE																			
																				LGL DATE																			
																				LAND 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	0803	ASPHALT C	0	0	0	0	14,000.00	SF 1.00	1.00	100	1985	1985	3	50	7,000																								
2	0812	CONCRETE C	0	0	0	0	1,348.00	SF 4.00	4.00	100	1983	1983	3	41	2,211																								
3	0940	SHEDS/PORT	0	0	14	16	224.00	SF 30.00	30.00	100	1992	1992	3	20	1,344																								
4	0505	FLAGPOLE A	0	0	0	0	16.00	LF 50.00	50.00	100	1992	1992	3	20	160																								
5	0402	CONC BUMPE	0	0	0	0	10.00	UT 25.00	25.00	100	1995	1995	3	77	193																								
6	6001	ROLLUP DR	0	0	12	12	1.00	UT 400.00	400.00	100	1999	1999	3	20	80																								
7	0810	CONCRETE A	0	0	0	0	426.00	SF 6.50	6.50	100	2005	2005	3	86	2,381																								
8	1242	WD DECK A	0	0	0	0	242.00	SF 10.00	10.00	100	2005	2005	3	24	581																								
9	0810	CONCRETE A	0	0	0	0	180.00	SF 6.50	6.50	100	1999	1999	3	77	901																								
10	0350	CARPORT WD	0	0	32	34	1,088.00	SF 13.00	13.00	100	2001	2001	3	20	2,829																								
LAND DESCRIPTION										TOTAL OB/XF										17,680																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV															
1	009999	C	EXEMPT	0	0004	OR	0.00	0.00	4.51	AC		1.00	1.00	1.00	80,000.00	80,000.00	360,800																						
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