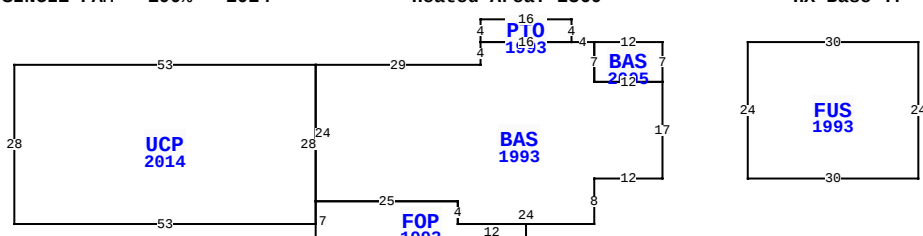


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																		
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																																		
ELEMENT		CD	TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY		STANDARD																																				
Exterior Wall		20	FACE BRICK 60		0100	01	2,723	105.8880	100.59	273,907	1975	1975	0	0	0	27.14	72.86	Tax Group: 4		Tax Dist:																																		
Exterior Wall		05	AVERAGE 40		1 SINGLE FAM - 100% - 2024										Heated Area: 2360										HX Base Yr																													
Roof Structur		03	GABLE/HIP 100												BAS 2014										BAS 1993										FUS 1993																			
Roof Cover		03	COMP SHNGL 100																						BAS 2014										BAS 1993										FUS 1993									
Interior Wall		05	DRYWALL 100																						BAS 2014										BAS 1993										FUS 1993									
Interior Floo		14	CARPET 70																						BAS 2014										BAS 1993										FUS 1993									
Interior Floo		12	HARDWOOD 30																						BAS 2014										BAS 1993										FUS 1993									
Air Condition		03	CENTRAL 100																						BAS 2014										BAS 1993										FUS 1993									
Heating Type		04	AIR DUCTED 100																						BAS 2014										BAS 1993										FUS 1993									
Bedrooms		4	100																						BAS 2014										BAS 1993										FUS 1993									
Bathrooms		3	100																						BAS 2014										BAS 1993										FUS 1993									
Frame		02	WOOD FRAME 100																						BAS 2014										BAS 1993										FUS 1993									
Stories		2.	100												BAS 2014										BAS 1993										FUS 1993																			
Units		0	100												BAS 2014										BAS 1993										FUS 1993																			
BUD8 Adjustme		04	DIST 01 100												BAS 2014										BAS 1993										FUS 1993																			
Occupancy		00	NONE 100												BAS 2014										BAS 1993										FUS 1993																			
Quality		03	Quality Level 03												BAS 2014										BAS 1993										FUS 1993																			
DOR CODE		0100	SINGLE FAMILY												BAS 2014										BAS 1993										FUS 1993																			
MAP NUM			MKT AREA												BAS 2014										BAS 1993										FUS 1993																			
NEIGHBORHOOD/LOC		4053.00												BAS 2014										BAS 1993										FUS 1993																				
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE												BAS 2014										BAS 1993										FUS 1993																	
BAS		1,556	100	1,556	114,039												BAS 2014										BAS 1993										FUS 1993																	
BAS		84	100	84	6,157												BAS 2014										BAS 1993										FUS 1993																	
FOP		211	30	63	4,617												BAS 2014										BAS 1993										FUS 1993																	
FUS		720	100	720	52,769												BAS 2014										BAS 1993										FUS 1993																	
PTO		64	5	3	220												BAS 2014										BAS 1993										FUS 1993																	
UCP		1,484	20	297	21,767												BAS 2014										BAS 1993										FUS 1993																	
TOTALS		4,119		2,723	199,569												BAS 2014										BAS 1993										FUS 1993																	
EXTRA FEATURES										86222 PAGES DAIRY RD, 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	64	2,240																																						
2	0991	TENNIS CRT	0	100	0	0	1.00	UT	18,000.00	18,000.00	100	1990	1990	3	59.5	10,710																																						
3	0802	ASPHALT B	0	100	0	0	861.00	SF	2.40	2.40	100	1985	1985	3	50	1,033																																						
4	0855	CONC PAVER	0	100	0	0	2,925.00	SF	10.00	10.00	100	2006	2006	3	87	25,448																																						
5	0861	POOL GUNIT	0	100	30	22	660.00	SF	85.00	85.00	100	2006	2006	3	44	24,684																																						
6	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2006	2006	3	27	270																																						
7	0462	ST/AL FNC	0	100	0	0	144.00	SF	10.00	10.00	100	2006	2006	3	44	634																																						
8	0464	FNC GT 10'	0	100	0	0	1.00	UT	437.50	437.50	100	2006	2006	3	69	302																																						
9	0423	CL FNC 5'	0	100	0	0	508.00	LF	7.88	7.88	100	2006	2006	3	69	2,761																																						
10	0463	FENCE GATE	0	100	0	0	5.00	UT	345.00	345.00	100	2006	2006	3	69	1,190																																						
LAND DESCRIPTION										TOTAL OB/XF										69,272																																		
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	5.30	AC		1.00	1.00	0.60	80,000.00	48,000.00	254,400																																				
						</																																																

[illegible]