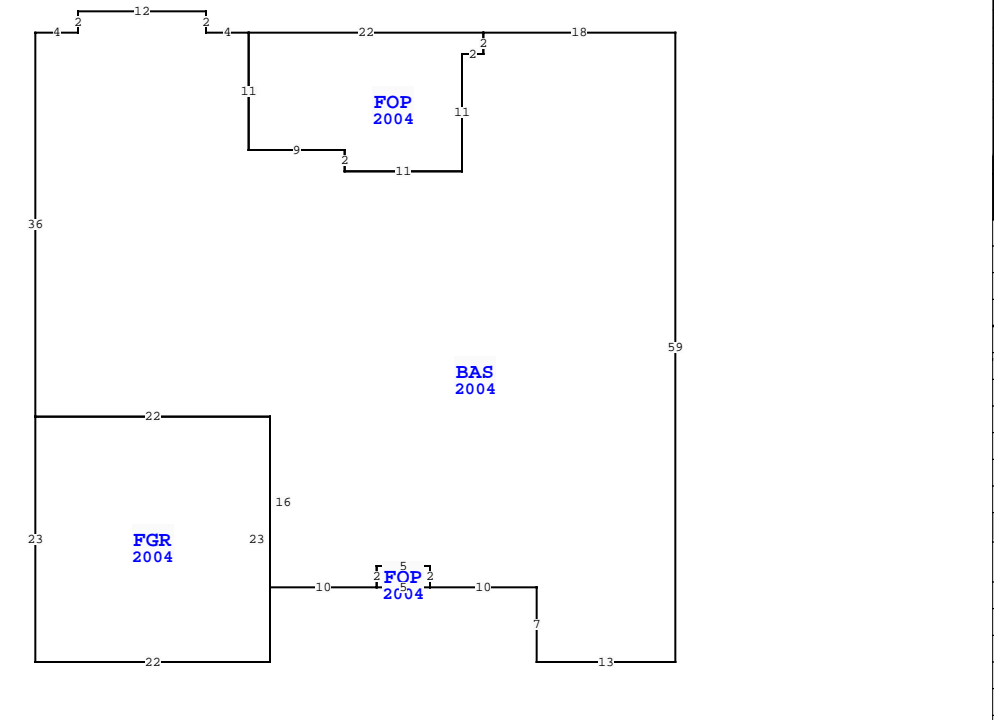


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 90
Exterior Wall	20 FACE BRICK 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	11 CLAY TILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	2,982	112.6026	128.37	382,799	2004	2004	0	0	0	9.75	90.25		



Quality	05 Quality Level 05			
DOR CODE	0100 SINGLE FAMILY			
MAP NUM	MKT AREA 04			
NEIGHBORHOOD/LOC	4039.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,627	100	2,627	304,348
FGR	506	55	278	32,208
FOP	10	30	3	347
FOP	246	30	74	8,573
TOTALS	3,389		2,982	345,476

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			345,476
TOTAL MARKET OB/XF VALUE			5,568
TOTAL LAND VALUE - MARKET			96,000
TOTAL MARKET VALUE			447,044
SOH/AGL Deduction			246,199
ASSESSED VALUE			200,845
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			150,845
TOTAL JUST VALUE			447,044
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			376,509

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311946	NEW CONSTR	185,840	11/01/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1216/0374	3/18/2004	WD Q	Q	I		183,900

GRANTOR: MEADOWFIELD OF JACKSO  
GRANTEE: REUTER THOMAS & MIC  
1171/1763 9/16/2003 WD U V 19 23,500  
GRANTOR: PAGE HILL ASSOCIATES  
GRANTEE: MEADOWFIELD OF JAX

EXTRA FEATURES																
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	0812	CONCRETE C	0	100	0	0			4.80	100	2004	2004	3	84	5,568	

86515 WORTHINGTON DR, YULEE										BLD DATE	LGL DATE
										XF DATE	LAND DATE
										INC DATE	AG DATE

BUILDING NOTES													
----------------	--	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS													
BAS=[YR=2004] W18 FOP=[YR=2004] W22 S11 E9 S2 E11 N11 E2 N2\$ S2 W2 S11 W11 N2 W9 N11 W4 N2 W12 S2 W4 S36 FGR=[YR=2004] S23 E22 N23 W22\$ E22 S16 E10 FOP=[YR=2004] E5 N2 W5 S2\$ N2 E5 S2 E10 S7 E13 N59\$.													

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	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.20	80,000.00	96,000.00	96,000							