

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC 70	
Exterior Wall	17	CB STUCCO 30	
Roof Structure	08	IRREGULAR 100	
Roof Cover	07	CONC TILE 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	11	CLAY TILE 50	
Interior Floor	14	CARPET 50	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		6 100	
Bathrooms		4.5 100	
Frame	02	WOOD FRAME 100	
Stories	3.	3. 100	
Units		0 100	
Quality	04	Quality Level 04	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	10
NEIGHBORHOOD/LOC	10014.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	48	100	2002
BAS	196	100	2002
FGR	799	55	2002
FOP	33	30	2002
FOP	33	30	2002
FOP	90	30	2002
FOP	104	30	2002
FOP	156	30	2002
FOP	176	30	2002
FST	20	55	2002
TOTALS	6,507		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR CUST	- 100%	- 2003		Heated Area: 4506					HX Base Yr 2003	

EXTRA FEATURES																
L N	OB/XF	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	0504	FP-ELECTRI	0	100	0	0		1.00	UT 2,000.00	2,000.00	100	2002	2002	3	85	1,700
2	0812	CONCRETE C	0	100	0	0		1,524.00	SF 4.00	4.00	100	2002	2002	3	80	4,877
3	0858	SCULP CONC	0	100	0	0		532.00	SF 13.00	13.00	100	2002	2002	3	94	6,501
4	0858	SCULP CONC	0	100	0	0		137.00	SF 13.00	13.00	100	2002	2002	3	94	1,674
5	1126	CB/STC 8"	0	100	0	0		100.00	SF 8.00	8.00	100	2002	2002	3	80	640
6	0920	CWALL-WD/M	0	100	0	0		72.00	LF 390.00	390.00	100	2002	2002	3	20	5,616
TOTAL OB/XF										21,008						

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSVR
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	0.90	1,000,000.00	900,000.00	900,000							

NASSAU COUNTY PROPERTY				PAGE 1 of 1			
VALUATION SUMMARY				STANDARD			
VALUATION BY				Tax Group: 5			
BUILDING MARKET VALUE				Tax Dist:			
TOTAL MARKET OB/XF VALUE				1,527,592			
TOTAL LAND VALUE - MARKET				21,008			
TOTAL MARKET VALUE				900,000			
TOTAL MARKET VALUE				2,448,600			
SOH/AGL Deduction				1,329,945			
ASSESSED VALUE				1,118,655			
TOTAL EXEMPTION VALUE				HX HB 50,722			
BASE TAXABLE VALUE				1,067,933			
TOTAL JUST VALUE				2,448,600			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				2,379,682			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0108374	NEW CONSTR	375,000	06/01/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1755/1360	7/29/2011	QC	U	I	11	100
GRANTOR: WILLIAMS JAMES E & NA						
GRANTEE: WILLIAMS JAMES E & NA						
0866/0072	2/05/1999	WD	Q	V		255,000
GRANTOR: AMELIA ISLAND COMPANY						
GRANTEE: WILLIAMS JAMES & NA						

BUILDING NOTES	

BUILDING DIMENSIONS	
UOP=[YR=2002] W7 S7 FGR=[YR=2002] W21 S2 W4 S8	
FST=[YR=2002] S5 BAS=[YR=2002] S12 E4 N12 W4 \$ E4 N5 W4 \$	
E4 S17 W4 S2 BAS=[YR=2002] W14 S14 E14 N3 FST=[YR=2002] E11	
N5 W11 S5 \$ N11 \$ S6 E25 N35 \$ E3 N1 E4 N6 \$ PTR= N15	
FOP=[YR=2002] N2 UOP=[YR=2002] E10 N5 W10 FUS=[YR=2002] N2	
E10 N5 E14 N35 E1 N20 W19 UOP=[YR=2002] W26 S4 W2 S12	
FOP=[YR=2002] S2 E4 S6 E18 N4 E6 N4 W28 \$ E28 N16 \$ S20 W6	
S4 W18 N6 W4 N2 W13 S4 W2 S37 E10 S3 E11 S3 E16 N1 \$S5\$ N4	
W16 S6 E4 S1 E8N1 E4 \$ S15 \$ PTR= E15 FUS=[YR=2002] E12	
FOP=[YR=2002] N4 E21 S4 W2 S4 W18 N4 W1 \$ E1 S4 E18 N4 E12	
S31 W3 S5 FOP=[YR=2002] S3 W11 FOP=[YR=2002] S6 W15 N6	
FOP=[YR=2002] W11 N3 E11 S3 \$ E15 \$ N3 E11 \$ W11 S3 W15 N3	