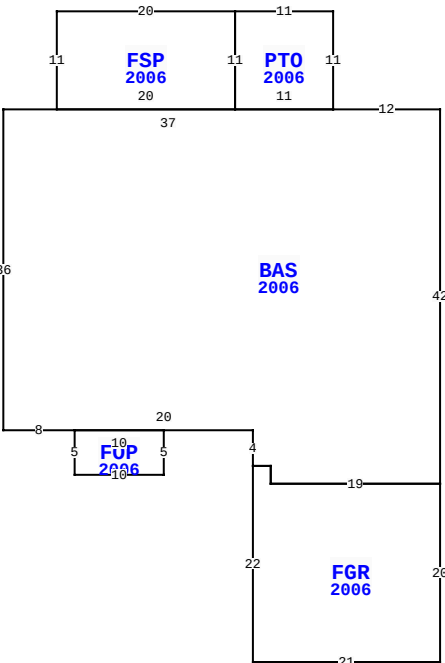


IBANEZ MERVIN ROSS G & KIMBERLY C
86624 CARTESIAN POINTE DR
YULEE, FL 32097

08-2N-27-0232-0070-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall		05	AVERAGE 70		0100	01	2,228	114.3219	114.32	254,705	2006	2006		0		0	8.65	91.35	VALUATION BY					STANDARD										
Exterior Wall		16	WD FR STUC 30		1 SINGLE FAM - 0% - 2025										Heated Area: 1886					HX Base Yr					Tax Group: 4					Tax Dist:				
Roof Structur		03	GABLE/HIP 100																	BUILDING MARKET VALUE					232,673									
Roof Cover		03	COMP SHNGL 100																	TOTAL MARKET OB/XF VALUE					3,985									
Interior Wall		05	DRYWALL 100																	TOTAL LAND VALUE - MARKET					50,000									
Interior Floo		14	CARPET 60																	TOTAL MARKET VALUE					286,658									
Interior Floo		11	CLAY TILE 40																	SOH/AGL Deduction					0									
Air Condition		03	CENTRAL 100																	ASSESSED VALUE					286,658									
Heating Type		04	AIR DUCTED 100																	TOTAL EXEMPTION VALUE					0									
Bedrooms			3 100																	BASE TAXABLE VALUE					286,658									
Bathrooms			2 100																	TOTAL JUST VALUE					286,658									
Frame		02	WOOD FRAME 100																	NCON VALUE					0									
Stories		1.	1. 100		INCOME VALUE																													
Units			0 100		PREVIOUS YEAR MKT VALUE					276,292																								
Occupancy		00	NONE 100																															
Quality		04	Quality Level 04																															
DOR CODE		0100	SINGLE FAMILY																															
MAP NUM			MKT AREA		04																													
NEIGHBORHOOD/LOC		4050.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	1,886	100	2006	1,886	196,958																													
FGR	424	55	2006	233	24,333																													
FOP	50	30	2006	15	1,567																													
FSP	220	40	2006	88	9,190																													
PTO	121	5	2006	6	627																													
TOTALS		2,701			2,228	232,673																												
EXTRA FEATURES					86624 CARTESIAN POINTE DR, 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	0811	CONCRETE B	0	0	0	0		891.00	SF 5.20	5.20	100	2006	2006	3	86	3,985																		