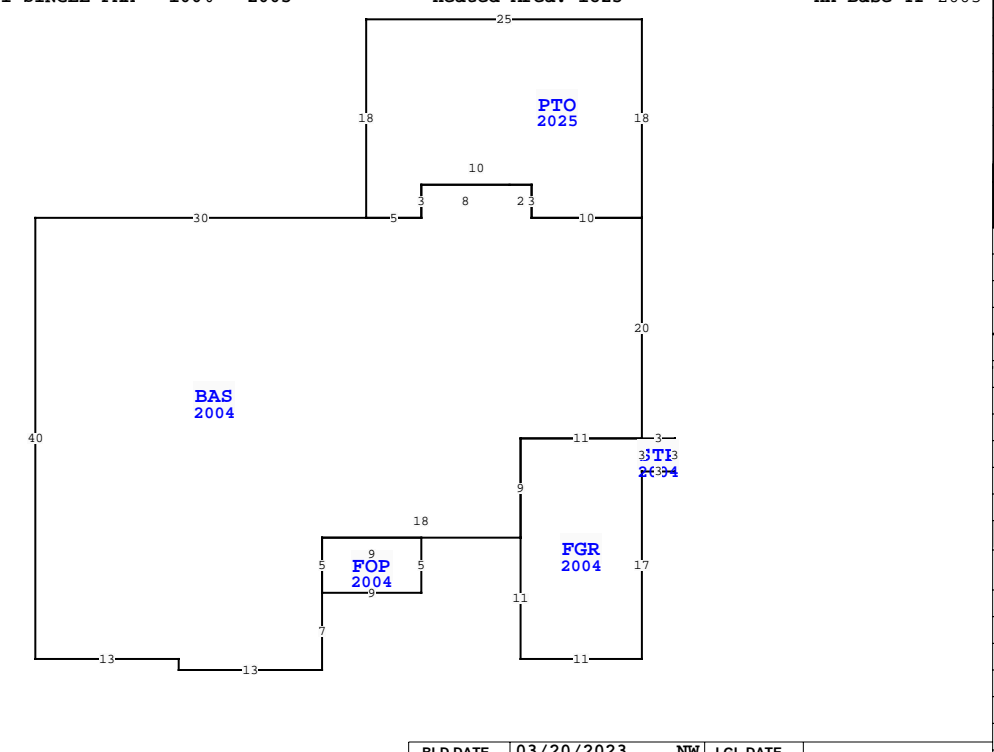


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 70
Exterior Wall	16 WD FR STUC 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2 100
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	1,982	110.0001	110.00	218,020	2004	2004	0	0	0	9.83 90.17



Quality					
DOR CODE	MAP NUM				
0100 SINGLE FAMILY	04				
NEIGHBORHOOD/LOC 4050.00					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,825	100	2004	1,825	181,016
FGR	220	55	2004	121	12,002
FOP	45	30	2004	14	1,389
PTO	420	5	2025	21	2,083
STP	9	10	2004	1	99
TOTALS	2,519			1,982	196,589

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			196,589
TOTAL MARKET OB/XF VALUE			2,257
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			248,846
SOH/AGL Deduction			110,435
ASSESSED VALUE			138,411
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			87,689
TOTAL JUST VALUE			248,846
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			238,184

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412224	NEW CONSTR	125,586	01/01/2004
R045785	REPAIR/RRF	2,000	01/01/2004
P047569	NEW CONSTR	0	01/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1227/1948	5/05/2004	WD Q	Q	I		157,000
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: BROSNAN SHANNON H						
1168/1401	9/08/2003	WD U	V	19		1,883,700
GRANTOR: POINTE CARTESIAN LLC						
GRANTEE: KB HOME JACKSONVILLE						

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	0811	CONCRETE B	0	100	0	523.00	SF	5.20	5.20	100	2004	2004	3	83	2,257	

BLD DATE		03/20/2023	NW	LGL DATE
XF DATE				LAND DATE
INC DATE				AG DATE

BUILDING NOTES	
BAS=[YR=2004;ORIG=0,0] W10 N3 W2 W8 S3 W5 W30 S40 E13 S1 E13 N7 N5 E18 N9 E11 N20 \$	
FGR=[YR=2004;ORIG=-11,29] S11 E11 N17 N3 W11 S9 \$	
FOP=[YR=2004;ORIG=-29,34] E9 N5 W9 S5 \$	
STP=[YR=2004;ORIG=0,23] E3 N3 W3 S3 \$	
PTO=[YR=2025;ORIG=-25,0] E5 N3 E10 S3 E10 N18 W25 S18 \$	

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	RES	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							