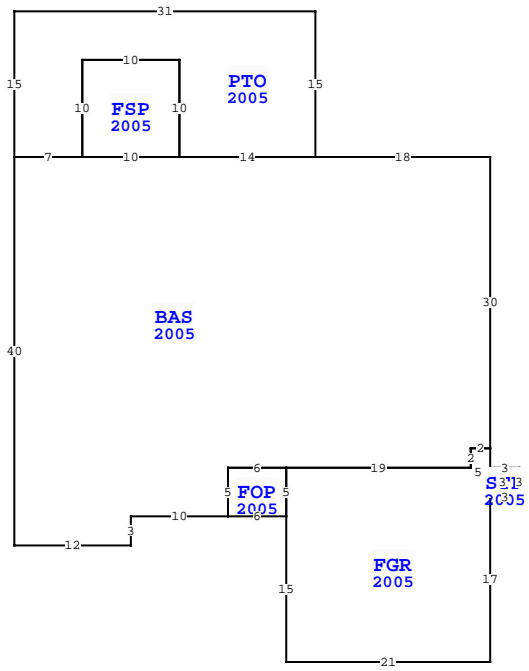


BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	30 VINYL 70				
Exterior Wall	16 WD FR STUC 30				
Roof Structure	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	14 CARPET 50				
Interior Floor	15 HARDTILE 50				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
Bathrooms	2 100				
Frame	02 WOOD FRAME 100				
Stories	1. 1. 100				
Units	0 100				
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	1,710	100	2005	1,710	180,923
FGR	424	55	2005	233	24,652
FOP	30	30	2005	9	952
FSP	100	40	2005	40	4,232
PTO	365	5	2005	18	1,904
STP	9	10	2005	1	106
TOTALS	2,638			2,011	212,770

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 2015								
Heated Area: 1710						HX Base Yr 2015					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			212,770
TOTAL MARKET OB/XF VALUE			6,609
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			269,379
SOH/AGL Deduction			103,102
ASSESSED VALUE			166,277
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			115,555
TOTAL JUST VALUE			269,379
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			260,365

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0413371	NEW CONSTR	126,010	07/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1912/1632	4/15/2014	SW	Q	I	01	134,000
GRANTOR: REGIONS BANK						
GRANTEE: HERBERT DEBRA M & J						
1887/1543	11/04/2013	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: REGIONS BANK						

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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	88	3,080	
2	0811	CONCRETE B	0	100	0	808.00	SF	5.20	5.20	100	2005	2005	3	84	3,529	

TOTAL OB/XF												6,609					
86170 AUGUSTUS AVE, YULEE																	
BLD DATE			LGL DATE			XF DATE			LAND DATE			INC DATE			AG DATE		

BUILDING NOTES											
BAS=[YR=2005;ORIG=0,0] W18 W14 W10 W7 S40 E12 N3 E10 N5 E6 E19 N2 E2 N30 \$											
PTO=[YR=2005;ORIG=-18,0] N15 W31 S15 E7 N10 E10 S10 E14 \$											
FGR=[YR=2005;ORIG=-21,37] S15 E21 N17 N5 W2 S2 W19 S5 \$											
FSP=[YR=2005;ORIG=-42,0] N10 E10 S10 W10 \$											
FOP=[YR=2005;ORIG=-27,37] E6 N5 W6 S5 \$											
STP=[YR=2005;ORIG=0,35] E3 N3 W3 S3 \$											

BUILDING DIMENSIONS											
BAS=[YR=2005;ORIG=0,0] W18 W14 W10 W7 S40 E12 N3 E10 N5 E6 E19 N2 E2 N30 \$											
PTO=[YR=2005;ORIG=-18,0] N15 W31 S15 E7 N10 E10 S10 E14 \$											
FGR=[YR=2005;ORIG=-21,37] S15 E21 N17 N5 W2 S2 W19 S5 \$											
FSP=[YR=2005;ORIG=-42,0] N10 E10 S10 W10 \$											
FOP=[YR=2005;ORIG=-27,37] E6 N5 W6 S5 \$											
STP=[YR=2005;ORIG=0,35] E3 N3 W3 S3 \$											

LAND DESCRIPTION												TOTAL OB/XF						6,609						
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							