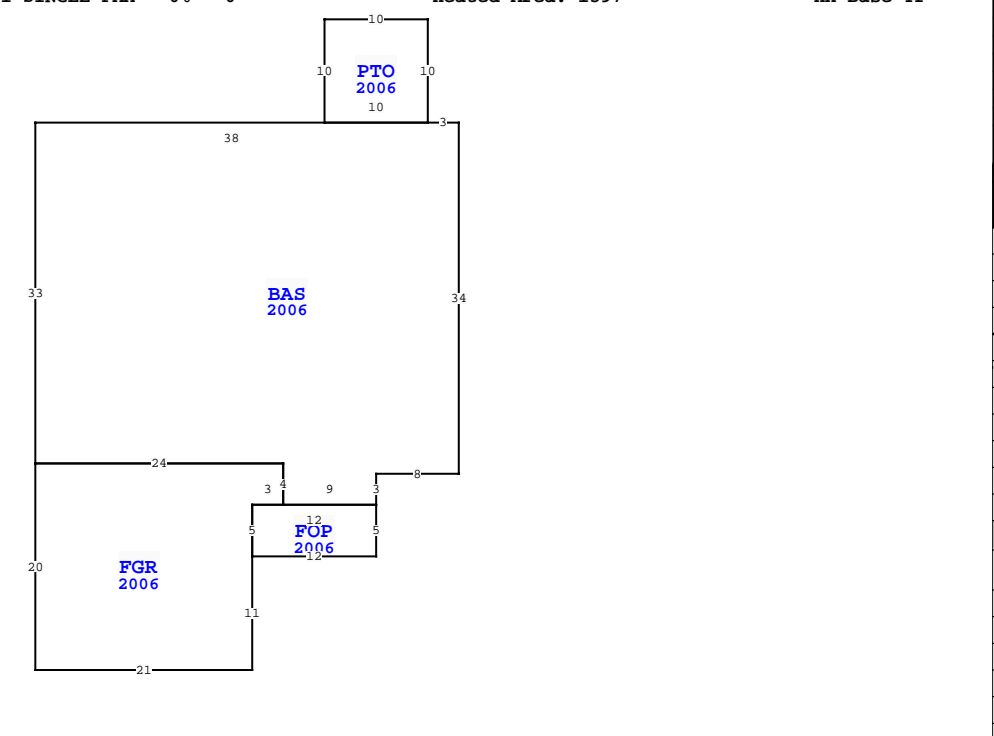


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 70
Exterior Wall	16 WD FR STUC 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	08 SHT VINYL 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,658	115.3950	115.40	191,333	2006	2006	0	0	0	8.65	91.35



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	1,397	100	2006	1,397	147,269
FGR	432	55	2006	238	25,089
FOP	60	30	2006	18	1,897
PTO	100	5	2006	5	527
TOTALS	1,989			1,658	174,783

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	0	0	874.00	SF	5.20	5.20	100	2006	2006	3	86	3,909	

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

NASSAU COUNTY PROPERTY PAGE 1 of 1

VALUATION SUMMARY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		174,783
TOTAL MARKET OB/XF VALUE		3,909
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		228,692
SOH/AGL Deduction		0
ASSESSED VALUE		228,692
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		228,692
TOTAL JUST VALUE		228,692
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		220,907

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16819	ELEC OTHER	1,500	02/01/2006
M11050	TANKS/BLRS	0	02/01/2006
P10556	OTHER	0	01/01/2006
C16256	CO ISSUED	166,875	10/01/2005
B16256	NEW CONSTR	166,875	10/01/2005
R08355	REPAIR/RRF	2,000	10/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1407/0412	4/26/2006	WD Q	Q	I		190,000
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: GORDON BRIAN D						
1284/1465	12/30/2004	WD U	V	19		2,314,100
GRANTOR: POINTE CARTESIAN LLC						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS												
BAS=[YR=2006]	W3	PTO=[YR=2006]	N10	W10	S10	E10	W38	S33				
FGR=[YR=2006]	S20	E21	N11	FOP=[YR=2006]	E12	N5	W12	S5				
N5E3 N4 W24 \$ E24 S4 E9 N3 E8 N34\$.												

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000								