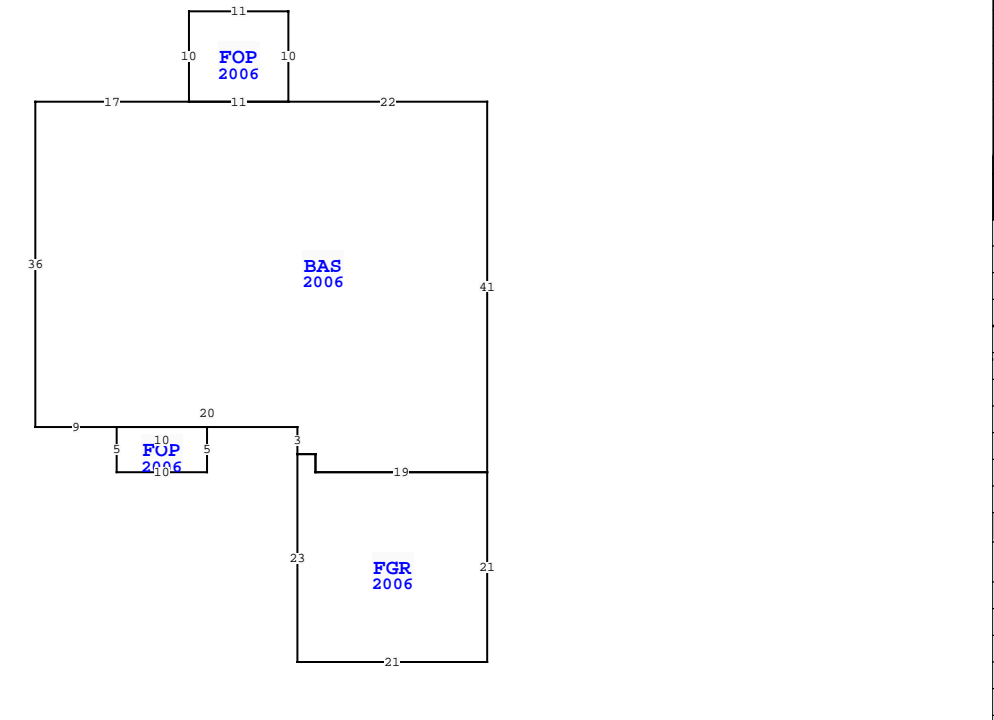


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	30 VINYL 70
Exterior Wall	16 WD FR STUC 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 60
Interior Floor	14 CARPET 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR 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
1		2,194	112.0581	112.06	245,860	2006	2006	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	1,901	100	2006	1,901	194,599
FGR	445	55	2006	245	25,080
FOP	50	30	2006	15	1,536
FOP	110	30	2006	33	3,378
TOTALS	2,506			2,194	224,593

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	0		878.00	SF	5.20				5.20	3,926

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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE	224,593		
TOTAL MARKET OB/XF VALUE	3,926		
TOTAL LAND VALUE - MARKET	50,000		
TOTAL MARKET VALUE	278,519		
SOH/AGL Deduction	123,136		
ASSESSED VALUE	155,383		
TOTAL EXEMPTION VALUE	HX HB VX	55,722	
BASE TAXABLE VALUE	99,661		
TOTAL JUST VALUE	278,519		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	268,509		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16484	ELEC OTHER	1,500	01/01/2006
M10846	OTHER	0	12/01/2005
P10286	OTHER	0	11/01/2005
C16055	CO ISSUED	138,258	09/01/2005
R08222	REPAIR/RRF	0	09/01/2005
B16055	NEW CONSTR	138,258	09/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1399/1816	3/29/2006	WD Q	Q	I		244,700
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: PRITCHARD RALPH E &						
1284/1465	12/30/2004	WD U	U	V	19	2,314,100
GRANTOR: POINTE CARTESIAN LLC						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2006;ORIG=0,0] W22 W11 W17 S36 E9 E20 S3 E2 S2 E19 N41 \$
FGR=[YR=2006;ORIG=-21,39] S23 E21 N21 W19 N2 W2 \$
FOP=[YR=2006;ORIG=-22,0] N10 W11 S10 E11 \$
FOP=[YR=2006;ORIG=-41,36] S5 E10 N5 W10 \$