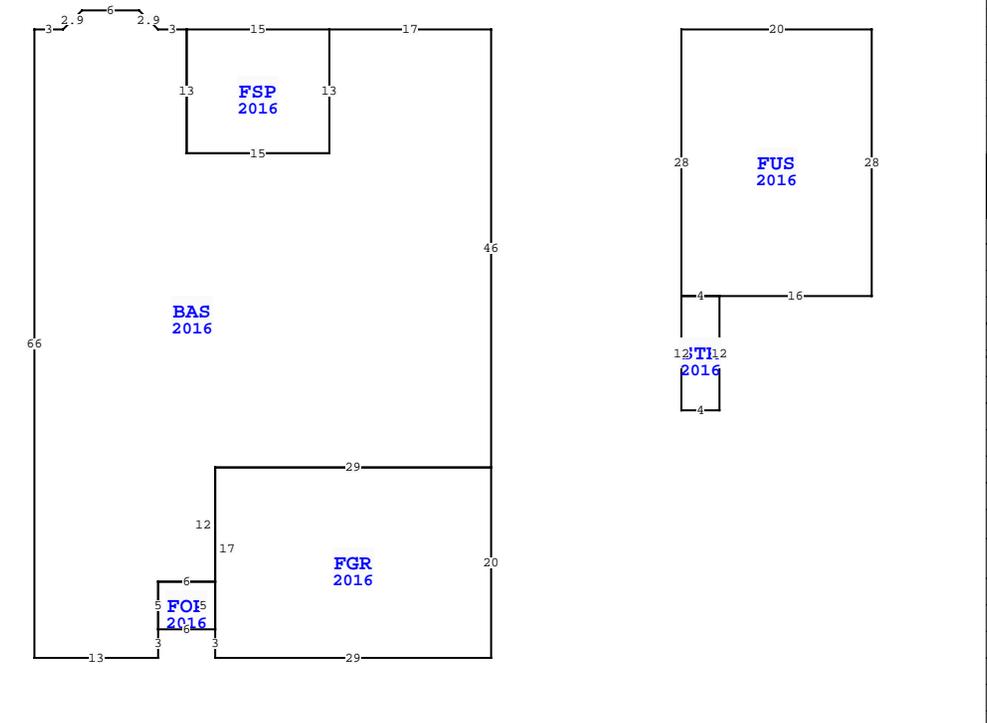


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	20	FACE BRICK 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	3,332	105.9840	105.98	353,125	2016	2016	0	0	0	3.75	96.25



Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5009.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	2,361	100
FGR	580	55
FOP	30	30
FSP	195	40
FUS	560	100
STR	48	10
TOTALS	3,774	

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
1	0811	CONCRETE B	0	100	0	0		1,222.00	SF	5.20		
2	0855	CONC PAVER	0	100	0	0		550.00	SF	10.00		

NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY	STANDARD	
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE	339,883	
TOTAL MARKET OB/XF VALUE	11,427	
TOTAL LAND VALUE - MARKET	55,000	
TOTAL MARKET VALUE	406,310	
SOH/AGL Deduction	217,641	
ASSESSED VALUE	188,669	
TOTAL EXEMPTION VALUE	50,722	
BASE TAXABLE VALUE	137,947	
TOTAL JUST VALUE	406,310	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	391,175	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632428	CO ISSUED	0	12/27/2016
B1632428	NEW CONSTR	354,660	06/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2092/1663	12/30/2016	SW	Q	I	01	261,000

BUILDING NOTES						
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: ROSCOE THOMAS T JR						
2039/0631	4/07/2016	SW	U	V	30	408,500
GRANTOR: RL REGI FLORIDA LLC						
GRANTEE: D R HORTON INC-JACK						

BUILDING DIMENSIONS						
BAS=[YR=2016] W17 FSP=[YR=2016] W15 S13 E15 N13\$ S13 W15 N13						
W3 U2 L2 W6 D2 L2 W3 S66 E13 N3 FOP=[YR=2016] E6						
FGR=[YR=2016] S3 E29 N20 W29 S17\$ N5 W6 S5\$ N5 E6 N12 E29						
N46\$ PTR=E20 FUS=[YR=2016] E20 S28 W16 STR=[YR=2016] S12 W4						
N12 E4\$ W4 N28\$ W20\$.						

LAND DESCRIPTION																
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
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00	UT		1.00	1.00	1.00	55,000.00	55,000.00