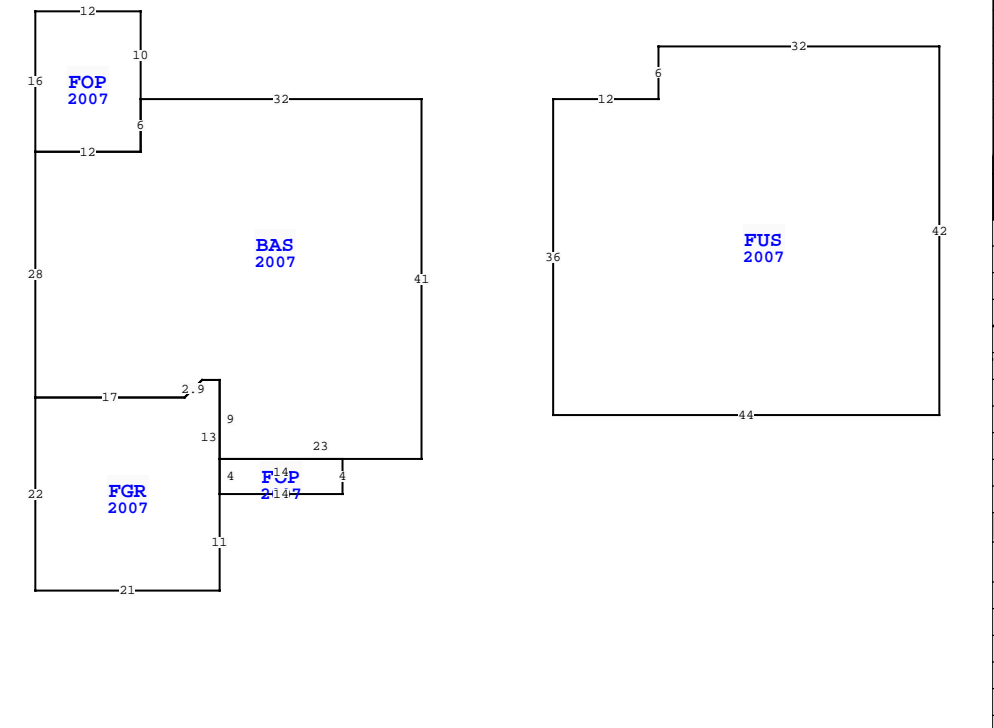


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	11 CLAY TILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
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	3,687	99.8100	99.81	367,999	2007	2007	0	0	8.50	91.50



Quality	03 Quality Level 03				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 05				
NEIGHBORHOOD/LOC	5005.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,579	100	2007	1,579	144,204
FGR	468	55	2007	257	23,471
FOP	56	30	2007	17	1,553
FOP	192	30	2007	58	5,297
FUS	1,776	100	2007	1,776	162,196
TOTALS	4,071			3,687	336,719

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	702.00	SF	5.20	5.20	100	2007	2007	3	87	3,176	

75348 RAVENWOOD DR, YULEE		BLD DATE	11/30/2007	DJ	LGL DATE	
		XF DATE			LAND DATE	
		INC DATE			AG DATE	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	336,719		
TOTAL MARKET OB/XF VALUE	3,176		
TOTAL LAND VALUE - MARKET	55,000		
TOTAL MARKET VALUE	394,895		
SOH/AGL Deduction	208,643		
ASSESSED VALUE	186,252		
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE	135,530		
TOTAL JUST VALUE	394,895		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	379,845		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2301389	REPAIR/RRF	22,300	02/01/2023
E18014	ELEC OTHER	1,500	09/01/2006
M12049	MECH OTHER	0	09/01/2006
C18338	CO ISSUED	0	08/01/2006
B18338	NEW CONSTR	261,492	08/01/2006
P11458	OTHER	0	08/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1476/0692	2/02/2007	WD	Q	I		292,500
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: SALVOG DEAN R & BON						
1398/0349	3/23/2006	WD	U	V	19	288,900
GRANTOR: TIMBER CREEK LLC						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2007] W32 FOP=[YR=2007] N10 W12 S16 E12 N6\$ S6 W12 S28 FGR=[YR=2007] S22 E21 N11 FOP=[YR=2007] E14 N4 W14 S4\$ N13 W2 D2 L2 W17\$ E17 U2 R2 E2 S9 E23 N41\$ PTR=E15 FUS=[YR=2007] S36 E44 N42 W32 S6 W12\$ W15\$.

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	0006	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							