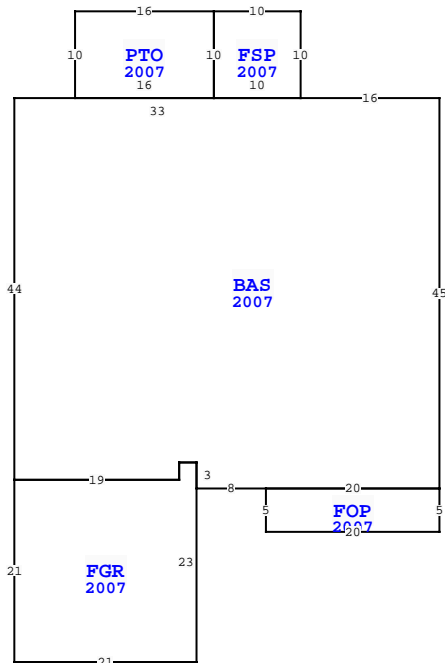


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	12	HARDWOOD	50
Interior Floo	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories		1.	100
Units		0	100
Occupancy	00	NONE	100
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
BAS	2,180	100	2007
FGR	445	55	2007
FOP	100	30	2007
FSP	100	40	2007
PTO	160	5	2007
TOTALS	2,985		

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%	- 2008								
				Heated Area:	2180			HX Base Yr	2008		



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			240,750
TOTAL MARKET OB/XF VALUE			4,327
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			300,077
SOH/AGL Deduction			127,239
ASSESSED VALUE			172,838
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			122,116
TOTAL JUST VALUE			300,077
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			289,414

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22121	HURRICANE SHUTTER	7,250	12/01/2008
B20735	REMODEL	1,800	11/01/2007
E19444	ELEC OTHER	1,500	06/01/2007
M12981	MECH OTHER	0	06/01/2007
M12981	MECH OTHER	0	06/01/2007
C19846	CO ISSUED	0	05/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
9999/9999	8/31/2007	CN	Q	I		232,700
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: BOLADIX EDA						
1487/0984	3/26/2007	WD	U	V	19	512,900
GRANTOR: TIMBER CREEK LLC						
GRANTEE: KB HOME JACKSONVILL						

EXTRA FEATURES		75296 RAVENWOOD DR, YULEE	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0811	CONCRETE B	0 100
2	0462	ST/AL FNC	0 100

L	OB/XF	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	727.00	SF	5.20	5.20	100	2007	2007	3	87	3,289	
2	0462	ST/AL FNC	0	100	59	0	236.00	SF	10.00	10.00	100	2007	2007	3	44	1,038	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2007] W16 FSP=[YR=2007] N10 W10 PTO=[YR=2007] W16 S10 E16 N10\$ S10 E10\$ W33 S44 FGR=[YR=2007] S21 E21 N23 W2 S2 W19\$ E19 N2 E2 S3 E8 FOP=[YR=2007] S5 E20 N5 W20\$ E20 N45\$.	

LAND DESCRIPTION		TOTAL OB/XF 4,327																						
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	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							