

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 Floor	14	CARPET	80
Interior Floor	08	SHT VINYL	20
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
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	1,708	100	2007
FGR	426	55	2007
FOP	37	30	2007
USP	288	30	2021
TOTALS	2,459		
			2,039
			199,292

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,039	106.8200	106.82	217,806	2007	2007	0	0	8.50	91.50	
1 SINGLE FAM - 0% - 0 Heated Area: 1708 HX Base Yr												

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	STANDARD	
BUILDING MARKET VALUE	Tax Dist:		
TOTAL MARKET OB/XF VALUE		199,292	
TOTAL LAND VALUE - MARKET		3,298	
TOTAL MARKET VALUE		55,000	
SOH/AGL Deduction		257,590	
ASSESSED VALUE		98,233	
TOTAL EXEMPTION VALUE		159,357	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		159,357	
NCON VALUE		257,590	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		248,701	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19491	ELEC OTHER	1,500	06/01/2007
M13058	MECH OTHER	0	06/01/2007
C19847	CO ISSUED	142,164	05/01/2007
B19847	NEW CONSTR	142,164	05/01/2007
P12363	OTHER	0	05/01/2007
R10322	REPAIR/RRF	2,000	05/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1527/1588	9/28/2007	WD	Q	I		173,500
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: LAROU JEFFREY A & E						
1436/0842	8/10/2006	WD	U	V	19	134,700
GRANTOR: TIMBER CREEK LLC						
GRANTEE: KB HOME JACKSONVILL						

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	0	0	0		729.00 SF 5.20	5.20	100	2007	2007	3
TOTAL OB/XF 3,298													

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2007;ORIG=0,0] W49 S29 E2 S3 E25 S5 E10 S3 E12 N40 \$	
FGR=[YR=2007;ORIG=-49,29] S23 E21 N14 N6 W19 N3 W2 \$	
USP=[YR=2021;ORIG=0,0] N12 W24 S12 E24 \$	
POP=[YR=2007;ORIG=-28,38] E7 N1 W1 N5 W6 S6 \$	

LAND DESCRIPTION		TOTAL OB/XF 3,298																						
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	0	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							