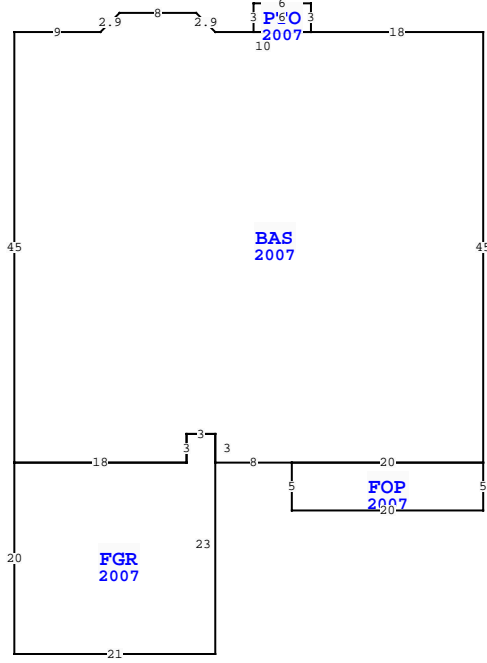


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	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	2,216	100	2007
FGR	429	55	2007
FOP	100	30	2007
PTO	18	5	2007
TOTALS	2,763		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,483	102.7200	102.72	255,054	2007	2007	0	0	8.50	91.50
1 SINGLE FAM - 100% - 2008 Heated Area: 2216 HX Base Yr 2008											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			233,374
TOTAL MARKET OB/XF VALUE			5,047
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			293,421
SOH/AGL Deduction			123,991
ASSESSED VALUE			169,430
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			118,708
TOTAL JUST VALUE			293,421
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			283,148

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19447	ELEC OTHER	1,500	06/01/2007
M13032	MECH OTHER	0	06/01/2007
C19854	CO ISSUED	0	05/01/2007
B19854	NEW CONSTR	177,672	05/01/2007
P12366	OTHER	0	05/01/2007
R10327	REPAIR/RRF	2,000	05/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1533/0538	10/31/2007	WD Q	Q	I		200,000
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: ARROYO JOSE & CYNTH						
1487/0984	3/26/2007	WD U	V	19		512,900
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
1	0811	CONCRETE B	0	100	0	704.00	SF	5.20	5.20	100	2007
2	0462	ST/AL FNC	0	100	0	388.00	SF	10.00	10.00	100	2008
TOTALS											

BLD DATE	09/27/2007	JM	LGL DATE	
XF DATE	09/27/2007	JM	LAND DATE	
INC DATE			AG DATE	

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2007] W18 PTO=[YR=2007] N3 W6 S3 E6\$ W10 L2 U2 W8 D2 L2 W9 S45 FGR=[YR=2007] S20 E21 N23 W3 S3 W18\$ E18 N3 E3 S3 E8 FOP=[YR=2007] S5 E20 N5 W20\$ E20 N45\$.

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	000134	C	RES POND	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							