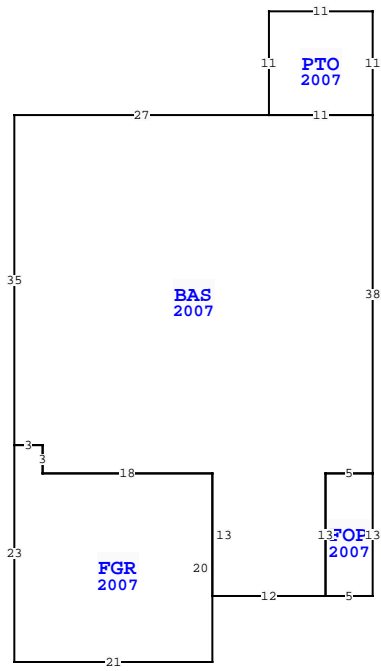


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	1,591	100	2007
FGR	429	55	2007
FOP	65	30	2007
PTO	121	5	2007
TOTALS	2,206		
		1,853	182,774

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,853	107.8000	107.80	199,753	2007	2007	0	0	8.50	91.50
1 SINGLE FAM - 100% - 2023 Heated Area: 1591 HX Base Yr 2023											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			182,774
TOTAL MARKET OB/XF VALUE			3,203
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			240,977
SOH/AGL Deduction			2,470
ASSESSED VALUE			238,507
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			187,785
TOTAL JUST VALUE			240,977
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			232,825

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19951	ELEC OTHER	1,500	09/01/2007
M13273	MECH OTHER	0	09/01/2007
C20389	CO ISSUED	0	08/01/2007
R10639	REPAIR/RRF	2,000	08/01/2007
B20389	NEW CONSTR	168,000	08/01/2007
P12658	OTHER	0	08/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2505/0782	10/15/2021	WD	Q	I	01	250,000
GRANTOR: NISSEN GREGORY C JR &						
GRANTEE: CARTER ASHLEY ELIZA						
1539/1298	12/07/2007	WD	Q	I		180,000
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: NISSEN GREGORY C JR						

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	708.00	SF	5.20	5.20	100	2007
76394 DEERWOOD DR, YULEE											

BLD DATE	10/31/2007	JM	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

BUILDING NOTES	

BUILDING DIMENSIONS	
PTO=[YR=2007] W11 S11 BAS=[YR=2007] W27 S35 FGR=[YR=2007] S23 E21 N20 W18 N3W3\$ E3 S3 E18 S13 E12 FOP=[YR=2007] E5 N13 W5 S13\$ N13 E5 N38 W11\$ E11 N11\$.	

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	DPHT 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							