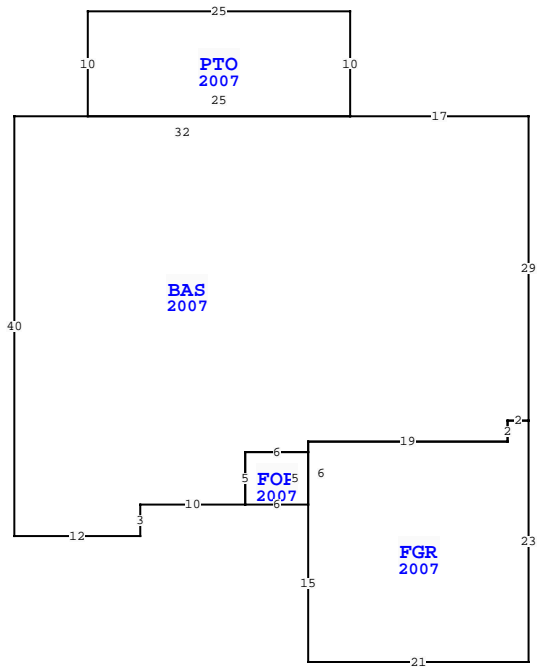


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	08	SHT VINYL	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	1,689	100	2007
FGR	445	55	2007
FOP	30	30	2007
PTO	250	5	2007
TOTALS	2,414		

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%	- 2009	106.82	208,833	2007	2007	0	0	8.50	91.50
Heated Area: 1689						HX Base Yr 2009					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			191,082
TOTAL MARKET OB/XF VALUE			6,665
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			252,747
SOH/AGL Deduction			105,366
ASSESSED VALUE			147,381
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			96,659
TOTAL JUST VALUE			252,747
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			246,501

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2300557	REPAIR/RRF	20,749	01/13/2023
E20101	ELEC OTHER	1,500	10/01/2007
M13365	MECH OTHER	0	10/01/2007
C20524	CO ISSUED	0	09/01/2007
B20524	NEW CONSTR	172,000	09/01/2007
P12734	OTHER	0	09/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1547/1528	1/24/2008	WD	Q	I		189,400
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: REAGAN TROY & KIM						
1519/1301	8/16/2007	WD	U	V	19	143,100
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	688.00	SF	5.20	5.20	100	2007
2	0462	ST/AL FNC	0	100	0	740.00	SF	10.00	10.00	100	2008

TOTAL OB/XF											
6,665											
BLD DATE		LGL DATE									
XF DATE		LAND DATE									
INC DATE		AG DATE									

BUILDING NOTES											
BAS=[YR=2007;ORIG=0,0] W17 W32 S40 E12 N3 E10 N5 E6 N1 E19 N2 E2 N29 \$											
FGR=[YR=2007;ORIG=-21,37] S15 E21 N23 W2 S2 W19 S6 \$											
PTO=[YR=2007;ORIG=-17,0] N10 W25 S10 E25 \$											
FOP2007=[ORIG=-27,37] E6 N5 W6 S5 \$											

BUILDING DIMENSIONS											
BAS=[YR=2007;ORIG=0,0] W17 W32 S40 E12 N3 E10 N5 E6 N1 E19 N2 E2 N29 \$											
FGR=[YR=2007;ORIG=-21,37] S15 E21 N23 W2 S2 W19 S6 \$											
PTO=[YR=2007;ORIG=-17,0] N10 W25 S10 E25 \$											
FOP2007=[ORIG=-27,37] E6 N5 W6 S5 \$											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	RES POND	100	0006	PUD	0.00	0.00	1.00	LT	