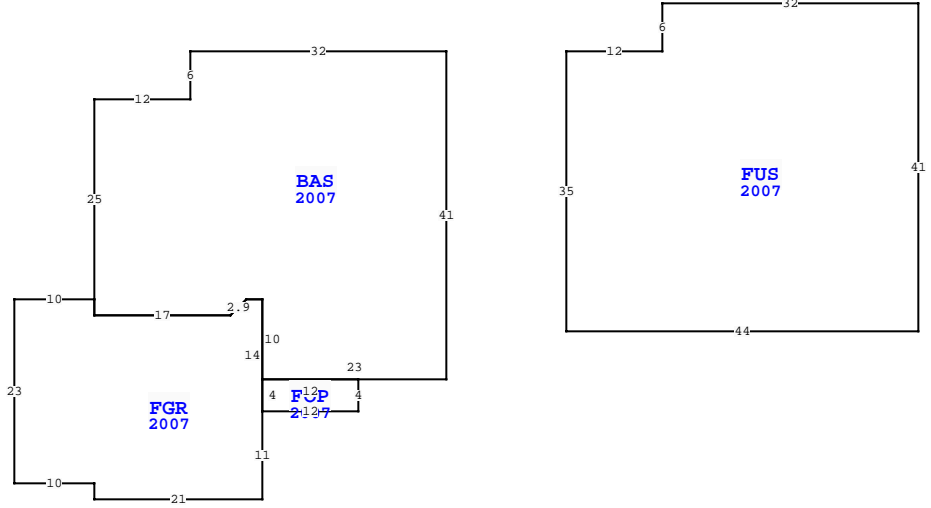


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	100
Units	0	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	1,558	100	2007
FGR	719	55	2007
FOP	48	30	2007
FUS	1,732	100	2007
TOTALS	4,057		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,699	100.3500	100.35	371,195	2007	2007	0	0	8.50	91.50
1 SINGLE FAM - 100% - 2008 Heated Area: 3290 HX Base Yr 2008											



EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS
1	0812	CONCRETE C	0	100 0	1,401.00
2	0810	CONCRETE A	0	100 25 3	75.00
3	0861	POOL GUNIT	0	100 0 0	364.00
4	0855	CONC PAVER	0	100 0 0	297.00

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
4.00	100	2007	2007	3	87	4,875	
6.50	100	2007	2007	3	87	424	
85.00	100	2015	2015	3	75	23,205	
10.00	100	2015	2015	3	95	2,822	

LAND DESCRIPTION		TOTAL OB/XF 31,326																						
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	000100	C	RES	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

BLD DATE												LGL DATE											
XF DATE												LAND DATE											
INC DATE												AG DATE											

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 4	Tax Dist:			
BUILDING MARKET VALUE	339,643			
TOTAL MARKET OB/XF VALUE	31,326			
TOTAL LAND VALUE - MARKET	55,000			
TOTAL MARKET VALUE	425,969			
SOH/AGL Deduction	181,584			
ASSESSED VALUE	244,385			
TOTAL EXEMPTION VALUE	HX HB WX VX 60,722			
BASE TAXABLE VALUE	183,663			
TOTAL JUST VALUE	425,969			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	415,258			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2294766	REPAIR/RRF	16,347	10/01/2022
B1531276	SWIM POOL	19,000	10/01/2015
E18512	ELEC OTHER	1,500	12/01/2006
M12311	MECH OTHER	0	12/01/2006
C18831	CO ISSUED	0	11/01/2006
B18831	NEW CONSTR	420,000	11/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1495/1598	5/01/2007	WD Q	Q	I		317,100
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: PITRE MICKEY J & KA						
1444/0267	9/13/2006	WD U	V	19		49,300
GRANTOR: TIMBER CREEK LLC						
GRANTEE: KB HOMES JACKSONVIL						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2007] W32 S6 W12 S25 FGR=[YR=2007] W10 S23 E10 S2 E21 N11 FOP=[YR=2007] E12 N4 W12 S4\$ N14 W2 D2 L2 W17 N2\$ S2 E17 U2 R2 E2 S10 E23 N41\$ PTR=E15 FUS=[YR=2007] E12 N6 E32 S41 W44 N35\$ W15\$.