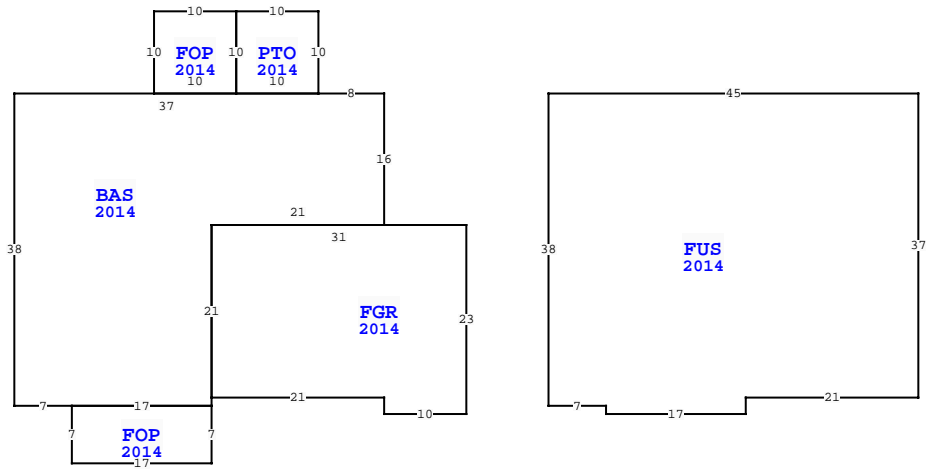


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	80
Exterior Wall	05	AVERAGE	20
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	60
Interior Floor	08	SHT VINYL	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		5	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	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	1,248	100	2014
FGR	671	55	2014
FOP	100	30	2014
FOP	119	30	2014
FUS	1,706	100	2014
PTO	100	5	2014
TOTALS	3,944		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,394	98.8080	98.81	335,361	2014	2014	0	0	4.90	95.10
1 SINGLE FAM - 100% - 2016 Heated Area: 2954 HX Base Yr 2016											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			318,928
TOTAL MARKET OB/XF VALUE			7,554
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			381,482
SOH/AGL Deduction			136,565
ASSESSED VALUE			244,917
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			194,195
TOTAL JUST VALUE			381,482
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			367,211

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429296	CO ISSUED	0	01/28/2015
B1429296	NEW CONSTR	344,298	09/01/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1957/0168	1/08/2015	SW	Q	I	01	228,900
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: O'BRYAN MICHELLE &						
1731/1512	3/31/2011	WD	U	I	30	1,920,000
GRANTOR: TIMBER CREEK II 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	% COND	OB/XF MKT VALUE	NOTES
1	0812	CONCRETE C	0	100	0	2,009.00	SF	4.00	4.00	100	2014	2014	3	94	7,554	

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

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2014] W8 PTO=[YR=2014] N10 W10 FOP=[YR=2014] W10 S10 E10 N10\$ S10 E10\$ W37 S38 E7 FOP=[YR=2014] S7 E17 N7 W17\$ E17 N1 FGR=[YR=2014] E21 S2 E10 N23 W31 S21\$ N21 E21 N16\$ PTR=E20 FUS=[YR=2014] E45 S37 W21 S2 W17 N1 W7 N38\$ W20\$.											

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							