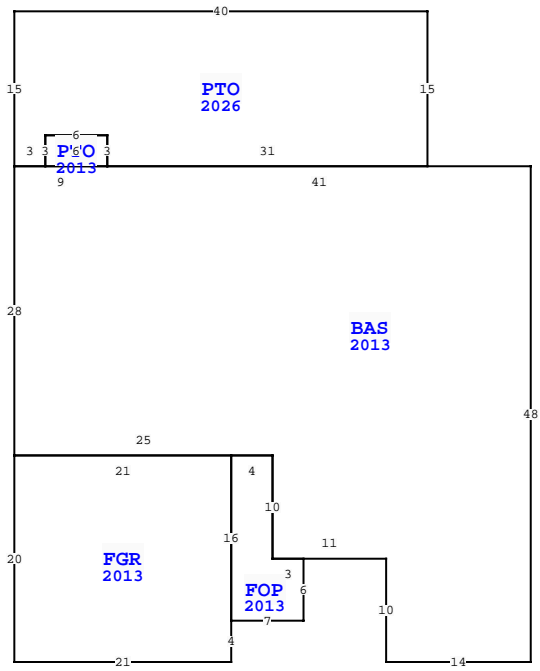


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 60	
Exterior Wall	16	WD FR STUC 40	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 60	
Interior Floor	08	SHT VINYL 40	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		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	1,790	100	2013
FGR	420	55	2013
FOP	82	30	2013
PTO	18	5	2013
PTO	582	5	2026
TOTALS	2,892		

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%	- 2014	106.04	220,139	2013	2013	0	0	5.20	94.80
Heated Area: 1790						HX Base Yr 2014					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			208,692
TOTAL MARKET OB/XF VALUE			10,797
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			274,489
SOH/AGL Deduction			112,462
ASSESSED VALUE			162,027
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			111,305
TOTAL JUST VALUE			274,489
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			262,591

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226737	CO ISSUED	0	05/30/2013
B1226737	NEW CONSTR	206,594	12/01/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1867/1119	7/10/2013	SW	U	I	11	100
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: NISSEN DEANNA L						
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
1	0812	CONCRETE C	0 100	0	0	1,024.00	SF	4.00	4.00	100	2013
2	0462	ST/AL FNC	0 100	0	0	796.00	SF	10.00	10.00	100	2017
3	0463	FENCE GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2017

TOTAL OB/XF												10,797			
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	0003	PUD	0.00	0.00	1.00	LT	1.00				

BUILDING NOTES											
BAS=[YR=2013;ORIG=0,0] W41 W9 S28 E25 S10 E11 S10 E14 N48 \$											
FGR=[YR=2013;ORIG=-50,28] S20 E21 N4 N16 W21 \$											
FOP=[YR=2013;ORIG=-29,44] E7 N6 W3 N10 W4 S16 \$											
PTO=[YR=2013;ORIG=-41,0] N3 W6 S3 E6 \$											
PTO=[YR=2026;ORIG=-50,-15] S15 E3 N3 E6 S3 E31 N15 W40 \$											

BUILDING DIMENSIONS											
BAS=[YR=2013;ORIG=0,0] W41 W9 S28 E25 S10 E11 S10 E14 N48 \$											
FGR=[YR=2013;ORIG=-50,28] S20 E21 N4 N16 W21 \$											
FOP=[YR=2013;ORIG=-29,44] E7 N6 W3 N10 W4 S16 \$											
PTO=[YR=2013;ORIG=-41,0] N3 W6 S3 E6 \$											
PTO=[YR=2026;ORIG=-50,-15] S15 E3 N3 E6 S3 E31 N15 W40 \$											

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	% 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							