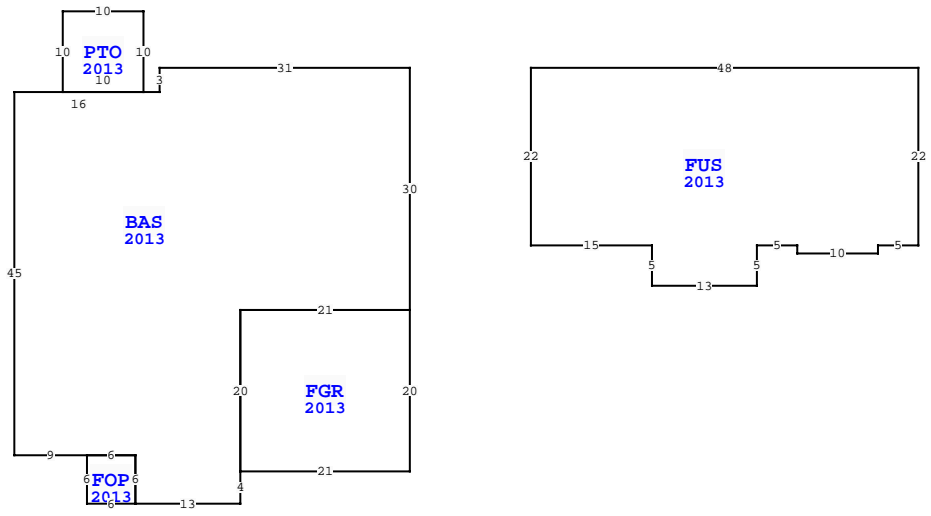


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 80	
Exterior Wall	16	WD FR STUC 20	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 70	
Interior Floor	08	SHT VINYL 30	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
Bathrooms		2.5 100	
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	1,998	100	2013
FGR	420	55	2013
FOP	36	30	2013
FUS	1,131	100	2013
PTO	100	5	2013
TOTALS	3,685		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,376	95.3120	95.31	321,767	2013	2013	0	0	5.10	94.90
1 SINGLE FAM - 100% - 2019 Heated Area: 3129 HX Base Yr 2019											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			305,357
TOTAL MARKET OB/XF VALUE			4,535
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			364,892
SOH/AGL Deduction			93,894
ASSESSED VALUE			270,998
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			220,276
TOTAL JUST VALUE			364,892
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			351,218

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327025	CO ISSUED	0	06/24/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1890/1796	9/17/2013	SW	Q	I	02	196,000
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: KARAMALISHO SAMANDA						
1731/1512	3/31/2011	WD	U	I	30	1,920,000
GRANTOR: TIMBER CREEK II LLC						
GRANTEE: KB HOME JACKSONVILL						

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

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	0			4.00	100	2013	2013	3	93	4,535	

BUILDING NOTES	

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	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

BUILDING DIMENSIONS	
BAS=[YR=2013] W31 S3 W2 PTO=[YR=2013] N10 W10 S10 E10\$ W16 S45 E9 FOP=[YR=2013] S6 E6 N6 W6\$ E6 S6 E13 N4 FGR=[YR=2013] E21 N20 W21 S20\$ N20 E21 N30\$ PTR=E15 FUS=[YR=2013] E48 S22 W5 S1 W10 N1 W5 S5 W13 N5 W15 N22\$ W15\$.	