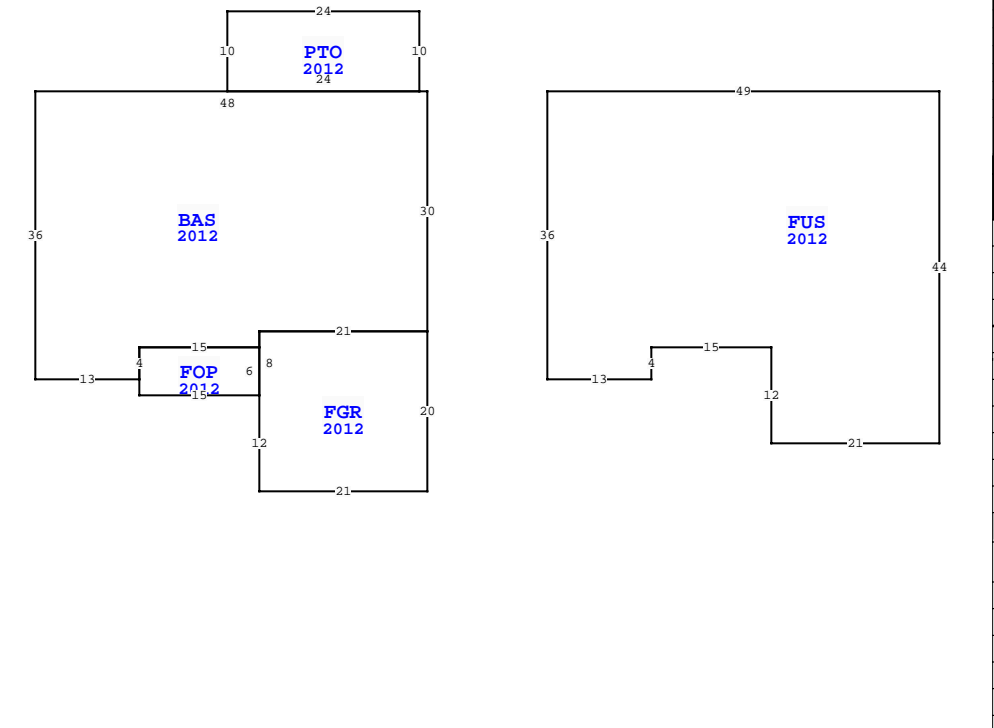


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 70
Exterior Wall	16 WD FR STUC 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	08 SHT VINYL 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	3,720	92.6100	92.61	344,509	2012	2012	0	0	0	5.65	94.35



Quality					
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA	05			
NEIGHBORHOOD/LOC 5005.00					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,578	100	2012	1,578	137,882
FGR	420	55	2012	231	20,184
FOP	90	30	2012	27	2,359
FUS	1,872	100	2012	1,872	163,571
PTO	240	5	2012	12	1,048
TOTALS	4,200			3,720	325,044

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	1,076.00	SF	4.00	4.00	100	2012	2012	3	92	3,960	
2	0810	CONCRETE A	0	100	20	60.00	SF	6.50	6.50	100	2012	2012	3	92	359	

TOTAL OB/XF												
4,319												

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							

TOTAL OB/XF												
4,319												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		325,044	
TOTAL MARKET OB/XF VALUE		4,319	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		384,363	
SOH/AGL Deduction		166,989	
ASSESSED VALUE		217,374	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		166,652	
TOTAL JUST VALUE		384,363	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		369,797	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C25629	CO ISSUED	0	04/20/2012
E24822	NEW CONSTR	0	03/01/2012
B25629	NEW CONSTR	369,488	03/01/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1790/1606	4/24/2012	WD Q	Q	I	01	198,300
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: AIKEN DEVEN L						
1731/1512	3/31/2011	WD U	I	30		1,920,000
GRANTOR: TIMBER CREEK II LLC						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES												
----------------	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS												
BAS=[YR=2012] W1 PTO=[YR=2012] N10 W24 S10 E24\$ W48 S36 E13												
FOP=[YR=2012] S2 E15 FGR=[YR=2012] S12 E21 N20 W21 S8\$ N6												
W15 S4\$ N4 E15 N2 E21 N30\$ PTR= E15 FUS=[YR=2012] E49 S44												
W21 N12 W15 S4 W13 N36\$ W15\$.												