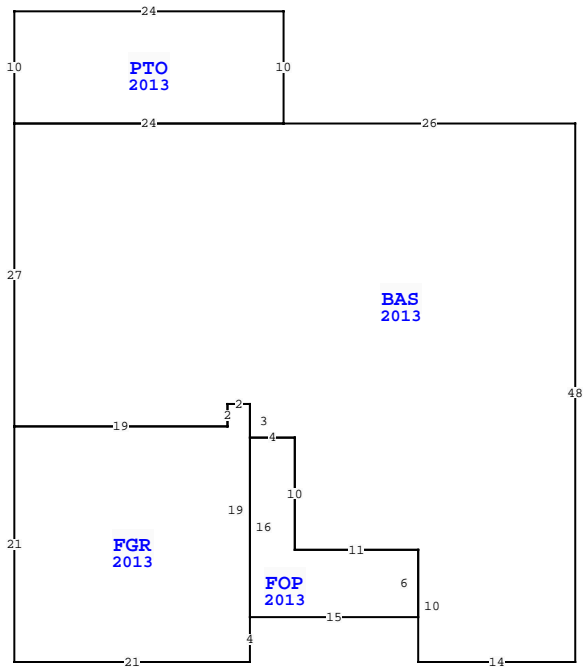


BUILDING CHARACTERISTICS					
ELEMENT	CD CONSTRUCTION				
Exterior Wall	16 WD FR STUC 80				
Exterior Wall	05 AVERAGE 20				
Roof Structure	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	14 CARPET 60				
Interior Floor	08 SHT VINYL 40				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	4 100				
Bathrooms	2 100				
Frame	03 MASONRY 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,765	100	2013	1,765	179,008
FGR	445	55	2013	245	24,848
FOP	130	30	2013	39	3,955
PTO	240	5	2013	12	1,218
TOTALS	2,580			2,061	209,028

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,061	107.2120	107.21	220,960	2013	2013	0	0	5.40	94.60	
1 SINGLE FAM - 0% - 0 Heated Area: 1765 HX Base Yr												



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	0811	CONCRETE B	0	0	0	0		5.20	100	2013	2013	3 93	5,407	

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	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	0	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			209,028
TOTAL MARKET OB/XF VALUE			5,407
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			269,435
SOH/AGL Deduction			1,626
ASSESSED VALUE			267,809
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			267,809
TOTAL JUST VALUE			269,435
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			260,092

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327335	CO ISSUED	0	08/29/2013
B1327335	NEW CONSTR	209,919	06/01/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1877/1103	8/22/2013	SW Q	Q	I	01	161,100
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: CREPPEL ANGELA						
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=2013] W26 PTO=[YR=2013] N10 W24 S10 E24\$ W24 S27 FGR=[YR=2013] S21 E21 N4 FOP=[YR=2013] E15 N6 W11 N10 W4 S16\$ N19 W2 S2 W19\$ E19 N2 E2 S3 E4 S10 E11 S10 E14 N48\$.