

ELEMENT		CD	CONSTRUCTION		
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	60		
Interior Floor	11	CLAY TILE	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,156	100	2014	2,156	221,315
FGR	420	55	2014	231	23,713
FOP	100	30	2014	30	3,080
PTO	240	5	2014	12	1,232
TOTALS	2,916			2,429	249,337

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%	- 2015		Heated Area: 2156					HX Base Yr 2015	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			249,337
TOTAL MARKET OB/XF VALUE			5,924
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			310,261
SOH/AGL Deduction			113,778
ASSESSED VALUE			196,483
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			145,761
TOTAL JUST VALUE			310,261
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			299,099

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327785	NEW CONSTR	264,276	10/01/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1933/0718	8/20/2014	SW	Q	I	01	188,000
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: ALDRED RUSSELL M JR						
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	0811	CONCRETE B	0	100	0	0		5.20	100	2014	2014	3	94	5,924	

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

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