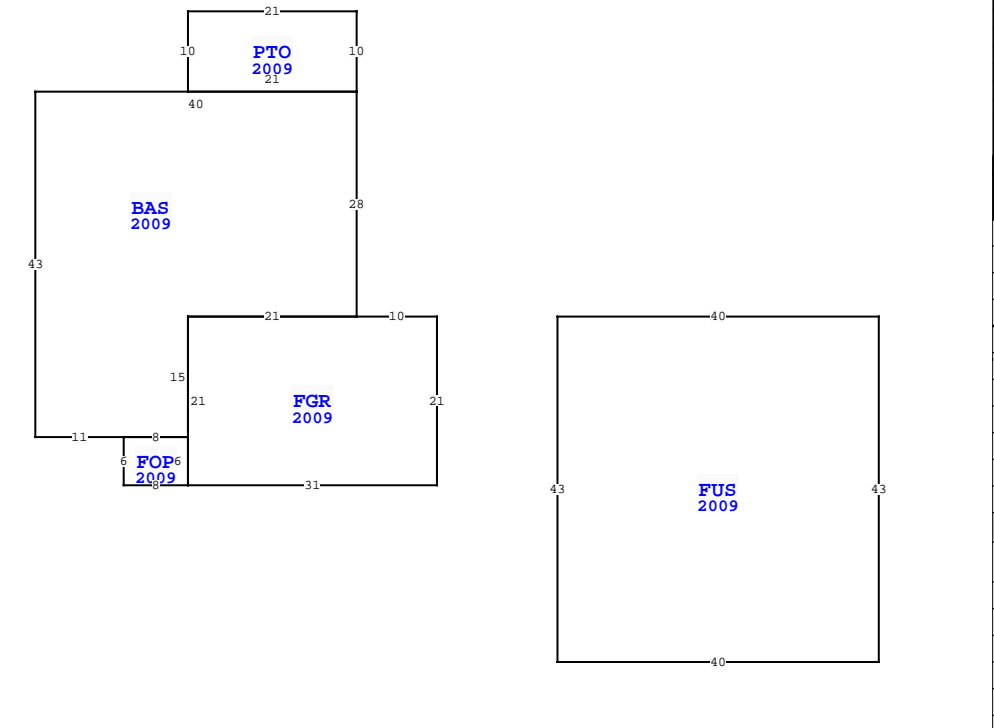


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 70
Exterior Wall	16 WD FR STUC 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	13 LVT/LAMNT 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 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	3,507	94.0500	94.05	329,833	2009	2009	0	0	0	92.85



Quality					
DOR CODE	QUALITY LEVEL				
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	1,405	100	2009	1,405	122,692
FGR	651	55	2009	358	31,263
FOP	48	30	2009	14	1,223
FUS	1,720	100	2009	1,720	150,200
PTO	210	5	2009	10	874
TOTALS	4,034			3,507	306,250

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	1,768.00	SF	4.00	4.00	100	2009	2009	3	89	6,294	
2	0810	CONCRETE A	0	100	8	24.00	SF	6.50	6.50	100	2009	2009	3	89	139	

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							

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE			306,250
TOTAL MARKET OB/XF VALUE			6,433
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			367,683
SOH/AGL Deduction			158,002
ASSESSED VALUE			209,681
TOTAL EXEMPTION VALUE	HX HB VX		55,722
BASE TAXABLE VALUE			153,959
TOTAL JUST VALUE			367,683
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			354,017

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23216	XFOB	7,574	01/01/2010
C22389	CO ISSUED	0	07/01/2009
E21756	ELEC OTHER	1,500	04/01/2009
M14505	MECH OTHER	0	04/01/2009
P13718	PLUMBING	0	04/01/2009
R11827	REPAIR/RRF	2,000	04/01/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1633/1107	7/23/2009	WD	Q	I	01	235,700

GRANTOR: KB HOME JACKSONVILLE
GRANTEE: MARTINEZ CARLOS R J
1590/0755 10/23/2008 WD U V 19 210,000
GRANTOR: TIMBER CREEK LLC
GRANTEE: KB HOME JACKSONVILL

BUILDING NOTES	

BUILDING DIMENSIONS	
FGR=[YR=2009] W10 BAS=[YR=2009] N28 PTO=[YR=2009] N10 W21 S10 E21\$ W40 S43 E11 FOP=[YR=2009] S6 E8 N6 W8\$ E8 N15 E21\$ W21 S21 E31 N21\$ PTR=E15 FUS=[YR=2009] E40 S43 W40 N43\$ W15\$.	

TOTAL OB/XF		6,433																						