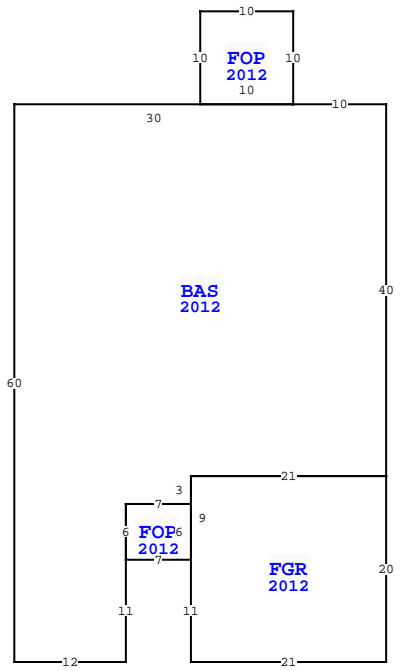


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	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
BAS	1,861	100	2012
FGR	420	55	2012
FOP	42	30	2012
FOP	100	30	2012
TOTALS	2,423		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,135	105.8400	105.84	225,968	2012	2012	0	0	6.00	94.00		
1 SINGLE FAM - 0% - 0 Heated Area: 1861 HX Base Yr													



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			212,410
TOTAL MARKET OB/XF VALUE			4,333
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			271,743
SOH/AGL Deduction			0
ASSESSED VALUE			271,743
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			271,743
TOTAL JUST VALUE			271,743
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			262,248

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C25491	CO ISSUED	0	03/30/2012
E24678	NEW CONSTR	0	02/01/2012
P15601	NEW CONSTR	0	01/01/2012
B25491	NEW CONSTR	210,924	01/01/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
9999/9999	1/12/2018	CN Q	Q	I	01	193,000
GRANTOR: WILLIS DAVID W SR & S						
GRANTEE: COURSEY MICHAEL						
1819/1036	9/20/2012	WD Q	Q	I	02	170,000
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: WILLIS DAVID W SR &						

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	0	1,080.00	SF	4.00	4.00	100	2012	2012	3	92	3,974	
2	0810	CONCRETE A	0	0	60.00	SF	6.50	6.50	100	2012	2012	3	92	359	

BLD DATE		06/28/2012	KK		LGL DATE	
XF DATE					LAND DATE	
INC DATE					AG DATE	

BUILDING NOTES	
76618 TIMBERCREEK BLVD, YULEE	

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	0	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=2012] W10 FOP=[YR=2012] N10 W10 S10 E10\$ W30 S60 E12 N11 FOP=[YR=2012] E7 FGR=[YR=2012] S11 E21 N20 W21 S9\$ N6 W7 S6\$ N6 E7 N3 E21 N40\$.	