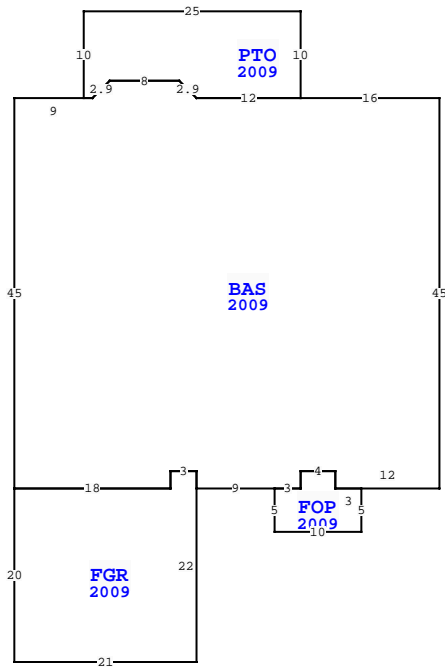


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	11	CLAY TILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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
BAS	2,211	100	2009
FGR	426	55	2009
FOP	58	30	2009
PTO	230	5	2009
TOTALS	2,925		
			2,474
			243,628

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% - 2013			Heated Area: 2211			HX Base Yr 2013						



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			243,628
TOTAL MARKET OB/XF VALUE			3,302
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			301,930
SOH/AGL Deduction			130,370
ASSESSED VALUE			171,560
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			120,838
TOTAL JUST VALUE			301,930
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			291,044

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22547	CO ISSUED	0	09/03/2009
B22547	NEW CONSTR	190,608	06/01/2009
M14635	MECH OTHER	0	06/01/2009
P13803	OTHER	0	06/01/2009
R11910	REPAIR/RRF	2,000	06/01/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1640/0051	9/10/2009	WD Q	Q	I	01	198,700
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: PIRIE JAMES & SANDR						
1619/0329	5/06/2009	WD U	V		30	40,000
GRANTOR: TIMBER CREEK 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
1	0811	CONCRETE B	0	100	0	586.00	SF	5.20	5.20	100	2009	2009
2	0810	CONCRETE A	0	100	34	102.00	SF	6.50	6.50	100	2009	2009

BLD DATE	01/20/2010	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=2009] W16 PTO=[YR=2009] N10 W25 S10 E1 U2 R2 E8 D2 R2 E12\$ W12 U2 L2 W8 D2 L2 W9 S45 FGR=[YR=2009] S20 E21 N22 W3 S2 W18 \$ E18 N2 E3 S2 E9 FOP=[YR=2009] S5 E10 N5 W3 N2 W4 S2 W3\$ E3 N2 E4 S2 E12 N45\$.												

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	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								