

BUILDING CHARACTERISTICS				MARKET ADJUSTMENTS											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
Floor		2 100	0278300		1,680				2008	2008	100	100	0		
Recreation	POOL	POOL 100	1 CONDO - 0% - 0												
Location	INTERIOR	INTERIOR 100	HX Base Yr												
View	WOODS	WOODS 100													
Desirability	FLAT	FLAT 100													
Balcony	FSP	FSP 100													
Parking	B/I GARAGE	B/I GARAGE 100													
Bedrooms		3 100													
Bathrooms		2 100													
Oth Rooms		2 100													
Quality 03 Quality Level 03															
DOR CODE 0400 CONDOMINIUM															
MAP NUM			MKT AREA		04										
NEIGHBORHOOD/LOC			4076.00												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE										
TOTALS	1,680			1,680											

VALUATION SUMMARY		PAGE 1 of 1	4
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		260,000	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		0	
TOTAL MARKET VALUE		260,000	
SOH/AGL Deduction		30,136	
ASSESSED VALUE		229,864	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		229,864	
TOTAL JUST VALUE		260,000	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		250,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C18903	CO ISSUED	0	07/07/2009
B0618903	NEW CONSTR	0	12/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1697/0806	8/27/2010	WD	Q	I	01	121,900
GRANTOR: STONEY CREEK LLC						
GRANTEE: PROCTOR JAMES C & L						
1674/0112	4/19/2010	WD	U	I	30	10,880,000
GRANTOR: COTTAGES AT STONEY CR						
GRANTEE: STONEY CREEK LLC						

BUILDING NOTES

BUILDING DIMENSIONS

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
96186 STONEY CREEK PKWY, FERNANDINA BEACH, FL 32034																								