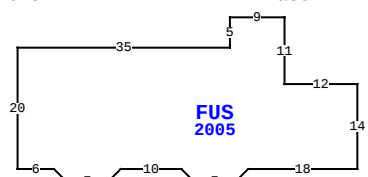
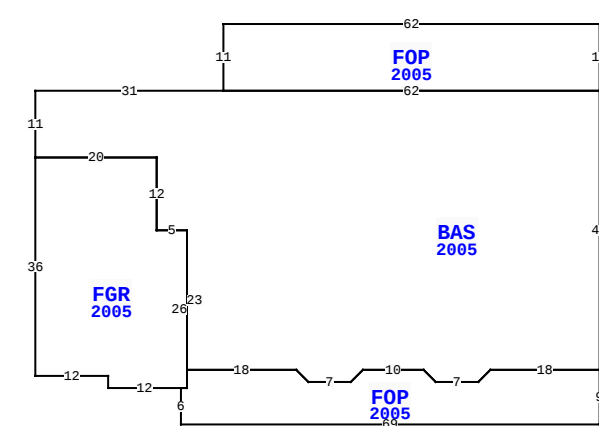
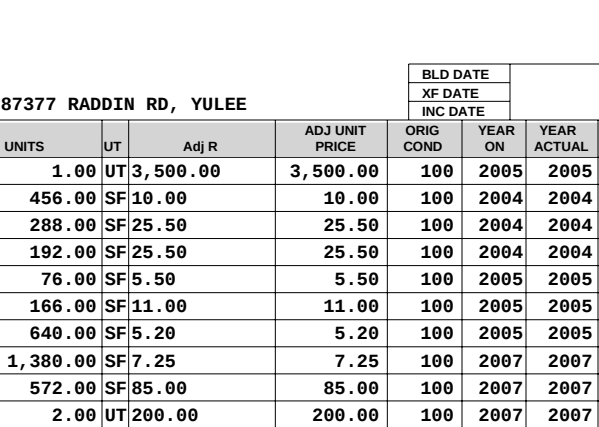


THOMAS AARON & LARA BROCK/BROCK LARA
87377 RADDIN ROAD
YULEE, FL 32097

37-3N-27-0050-0002-0010

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																			
ELEMENT		CD								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall		20	FACE BRICK 100							0900	01	5,484	107.8440	142.35	780,647		2005	2005		0		0	14.25	85.75															
Roof Structure		03	GABLE/HIP 100							1 SNGL FAM - 100% - 2018										Heated Area: 4628										HX Base Yr 2018									
Roof Cover		03	COMP SHNGL 100																																				
Interior Wall		05	DRYWALL 100																																				
Interior Floor		13	LVT/LAMNT 60																																				
Interior Floor		14	CARPET 40																																				
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	0 100																																				
Occupancy		00	NONE 100																																				
Quality		05	Quality Level 05																																				
DOR CODE		0100	SINGLE FAMILY																																				
MAP NUM			MKT AREA							04																													
NEIGHBORHOOD/LOC		4031.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	3,499	100	2005	3,499	427,106																																		
FGR	866	55	2005	476	58,103																																		
FOP	582	30	2005	175	21,361																																		
FOP	682	30	2005	205	25,024																																		
FUS	1,129	100	2005	1,129	137,811																																		
TOTALS		6,758			5,484	669,405																																	
EXTRA FEATURES										87377 RADDIN RD, YULEE																													
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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	88	3,080																							
2	0351	CARPORT MT	0	100	24	19	456.00	SF	10.00	10.00	100	2004	2004	3	21	958																							
3	0940	SHEDS/PORT	0	100	24	12	288.00	SF	25.50	25.50	100	2004	2004	3	21	1,542																							
4	0940	SHEDS/PORT	0	100	16	12	192.00	SF	25.50	25.50	100	2004	2004	3	21	1,028																							
5	1127	BRICK 8"	0	100	0	0	76.00	SF	5.50	5.50	100	2005	2005	3	96	401																							
6	1127	BRICK 8"	0	100	0	0	166.00	SF	11.00	11.00	100	2005	2005	3	96	1,753																							
7	0811	CONCRETE B	0	100	32	20	640.00	SF	5.20	5.20	100	2005	2005	3	84	2,796																							
8	0845	KOOL DECK	0	100	0	0	1,380.00	SF	7.25	7.25	100	2007	2007	3	87	8,704																							
9	0861	POOL GUNIT	0	100	0	0	572.00	SF	85.00	85.00	100	2007	2007	3	44	21,393																							
10	0100	BAR-B-Q	0	100	0	0	2.00	UT	200.00	200.00	100	2007	2007	3	27	108																							
LAND DESCRIPTION										TOTAL OB/XF										41,763																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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		OR	0.00	0.00	2.91	AC		1.00	1.00	1.00	85,000.00	85,000.00	247,350																						
2	000100	C	RES	100		OR	0.00	0.00	0.52	AC		1.00	1.00	1.00	85,000.00	85,000.00	44,200																						

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2										4					
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT			NORM	% COND	VALUATION SUMMARY																					
																									VALUATION BY										STANDARD										
																										Tax Group: 4										Tax Dist:									
																										BUILDING MARKET VALUE										669,405									
																										TOTAL MARKET OB/XF VALUE										75,930									
																										TOTAL LAND VALUE - MARKET										291,550									
																										TOTAL MARKET VALUE										1,036,885									
																										SOH/AGL Deduction										377,252									
																										ASSESSED VALUE										659,633									
																										TOTAL EXEMPTION VALUE										HX HB 50,722									
																										BASE TAXABLE VALUE										608,911									
																										TOTAL JUST VALUE										1,036,885									
																										NCON VALUE										0									
																										INCOME VALUE																			
																										PREVIOUS YEAR MKT VALUE										993,362									
																							</																						