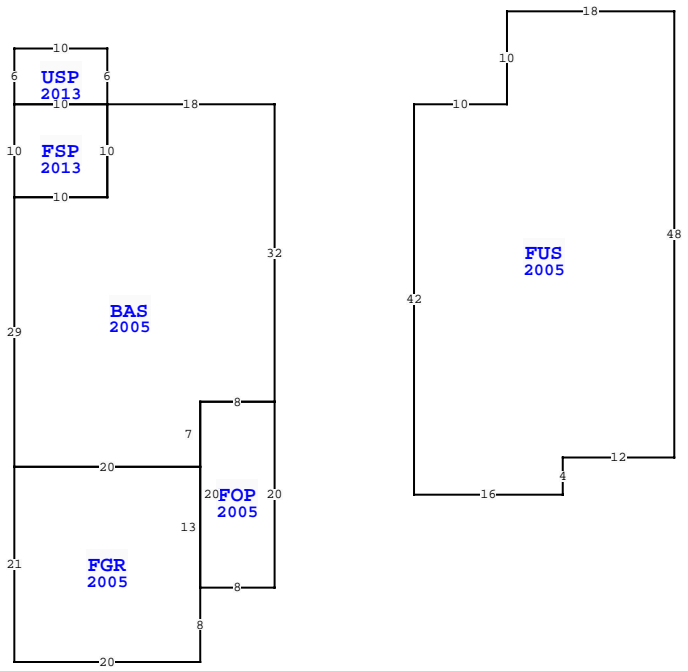


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 70	
Interior Floor	13	LVT/LAMNT 30	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
Bathrooms		2.5 100	
Frame	02	WOOD FRAME 100	
Stories	2.	2. 100	
Units		0 100	
Occupancy	00	NONE 100	
Quality	04	Quality Level 04	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4038.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	936	100	2005
FGR	420	55	2005
FOP	160	30	2005
FSP	100	40	2013
FUS	1,308	100	2005
USP	60	30	2013
TOTALS	2,984		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,581	107.4528	107.45	277,328	2005	2005	0	0	9.25	90.75
1 SINGLE FAM - 0% - 0											
Heated Area: 2244											
HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE	251,675		
TOTAL MARKET OB/XF VALUE	3,877		
TOTAL LAND VALUE - MARKET	65,000		
TOTAL MARKET VALUE	320,552		
SOH/AGL Deduction	22,078		
ASSESSED VALUE	298,474		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	298,474		
TOTAL JUST VALUE	320,552		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	311,520		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E15286	ELEC OTHER	2,000	07/01/2005
M09995	MECH OTHER	0	07/01/2005
P0509413	OTHER	0	05/01/2005
R046991	REPAIR/RRF	5,000	12/01/2004
B0414229	NEW CONSTR	161,462	12/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1982/0229	5/11/2015	WD	Q	I	01	152,500
GRANTOR: SILVA MICHAEL						
GRANTEE: IH5 PROPERTY FLORID						
1724/0549	2/03/2011	WD	U	I	11	88,000
GRANTOR: BANK OF AMERICA N A						
GRANTEE: SILVA MICHAEL						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	0	41	16	SF	6.50	6.50	100	2005
2	0810	CONCRETE A	0	0	18	3	SF	6.50	6.50	100	2005

BUILDING NOTES	
96042 MORTON LN, YULEE	

BUILDING DIMENSIONS	
BAS=[YR=2005] W18 USP=[YR=2013] N6 W10 S6 FSP=[YR=2013] S10 E10 N10W10\$ E10\$ S10 W10 S29 FGR=[YR=2005] S21 E20 N8 FOP=[YR=2005] E8 N20 W8 S20\$ N13 W20\$ E20 N7 E8 N32\$ PTR=E15 FUS=[YR=2005] E10 N10 E18 S48 W12 S4 W16 N42\$ W15\$ .	

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							