

ELEMENT		CD	BUILDING CHARACTERISTICS		
CONSTRUCTION					
Exterior Wall	05	AVERAGE	70		
Exterior Wall	16	WD FR STUC	30		
Roof Structure	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	14	CARPET	70		
Interior Floor	08	SHT VINYL	30		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	2006	840	85,988
FGR	450	55	2006	248	25,387
FOP	50	30	2006	15	1,536
FSP	150	40	2007	60	6,142
FUS	882	100	2006	882	90,288
TOTALS	2,372			2,045	209,340

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%	- 2007		Heated Area: 1722					HX Base Yr 2007	

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VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			209,340
TOTAL MARKET OB/XF VALUE			4,175
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			278,515
SOH/AGL Deduction			137,887
ASSESSED VALUE			140,628
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			89,906
TOTAL JUST VALUE			278,515
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			268,695

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11863	MECH OTHER	0	08/01/2006
C18132	CO ISSUED	205,140	07/01/2006
E17752	ELEC OTHER	1,900	07/01/2006
P11342	OTHER	0	07/01/2006
R09500	REPAIR/RRF	1,500	07/01/2006
B18132	NEW CONSTR	205,140	07/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1467/1255	12/27/2006	WD	Q	I		196,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: STIERHEIM ANTHONY J						
1402/0012	4/06/2006	WD	U	V	19	522,000
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: RICHMOND AMERICAN H						

EXTRA FEATURES		96049 MORTON LN, 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	0810	CONCRETE A	0	100	42	16		SF	6.50	100	2006	2006	3	86	3,756	
2	0810	CONCRETE A	0	100	25	3		SF	6.50	100	2006	2006	3	86	419	

TOTAL OB/XF										4,175	
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BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=2006] N21 BAS=[YR=2006] N29 FSP=[YR=2007] N10 W15 S10 E15\$W30 S29 FOP=[YR=2006] S5 E10 N5 W10\$E10 N6 E4 S3 E2 S3 E14\$W14 N3W2N3 W4S27 E20\$ PTR=N20E15 FUS=[YR=2006] N30 E30 S29 W18 S1 W12\$ W15S20 \$.									

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