

BUILDING CHARACTERISTICS	
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 80
Interior Floor	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,688	118.8000	118.80	200,534	1997	1997	0	0	13.25	86.75

1 SINGLE FAM - 0% - 0 Heated Area: 1467 HX Base Yr

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE	173,963		
TOTAL MARKET OB/XF VALUE	5,820		
TOTAL LAND VALUE - MARKET	55,000		
TOTAL MARKET VALUE	234,783		
SOH/AGL Deduction	9,338		
ASSESSED VALUE	225,445		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	225,445		
TOTAL JUST VALUE	234,783		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	256,536		

Quality	05 Quality Level 05				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 04				
NEIGHBORHOOD/LOC	4046.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,467	100	1997	1,467	151,188
FGR	342	55	1997	188	19,375
FOP	15	30	1997	4	412
FOP	98	30	1997	29	2,989
TOTALS	1,922			1,688	173,963

PERMIT NUM	DESCRIPTION	AMT	ISSUED
963174	NEW CONSTR	71,650	08/01/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V	I / I	RSN CD	SALE PRICE
1185/0698	10/31/2003	WD Q	Q	I		128,000
GRANTOR: WEHNER ANNA & GARY BE						
GRANTEE: PINETTE AMANDA J &						
0817/0201	12/17/1997	WD Q	Q	I		91,200
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: WEHNER ANNA & GARY						

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	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	79	2,765	
2	0811	CONCRETE B	0	0	0	816.00	SF	5.20	5.20	100	1997	1997	3	72	3,055	

BUILDING NOTES	
84313 ST PAUL BLVD, YULEE	

BUILDING DIMENSIONS	
BAS=[YR=1997] W46 FGR=[YR=1997] W18 S19 E18 N19 \$ S19	
FOP=[YR=1997] S3 E5 N3 W5 \$ E5 S3 W5 S4 W2 S8 E41	
FOP=[YR=1997] E7 N14 W7 S14 \$ N14 E7 N20 \$ .	

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							