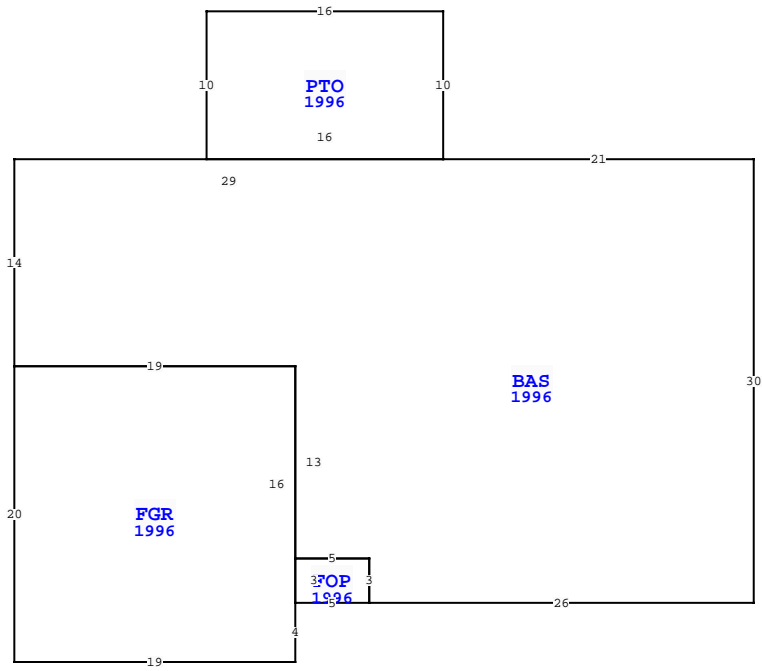




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1. 100	
Units		0	100
Occupancy	00	NONE	100
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
BAS	1,181	100	1996
FGR	380	55	1996
FOP	15	30	1996
PTO	160	5	1996
TOTALS	1,736		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,402	126.9840	126.98	178,026	1996	1996	0	0	0	13.75	86.25
1 SINGLE FAM - 100% - 1997 Heated Area: 1181 HX Base Yr 1997												



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			153,547
TOTAL MARKET OB/XF VALUE			2,741
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			211,288
SOH/AGL Deduction			83,939
ASSESSED VALUE			127,349
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			76,627
TOTAL JUST VALUE			211,288
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			229,446

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9603001	NEW CONSTR	64,090	07/17/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0772/1412	10/02/1996	WD	Q	I		75,200
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: GARCIA JUAN & MARIA						
0694/1102	12/17/1993	CT	U	V	14	650,000
GRANTOR: CLERK OF COURT						
GRANTEE: SUN BANK/NORTH FLA						

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	0811	CONCRETE B	0	100	0	0			5.20	100	1996	1996	3	70	2,741	

BUILDING NOTES			
84059 ST PAUL BLVD, YULEE			

BUILDING DIMENSIONS			
BAS=[YR=1996] W21 PTO=[YR=1996] N10 W16 S10 E16 \$ W29 S14			
FGR=[YR=1996] S20 E19 N4 FOP=[YR=1996] E5 N3 W5 S3 \$ N16 W19\$			
E19 S13 E5 S3 E26 N30 \$ .			

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