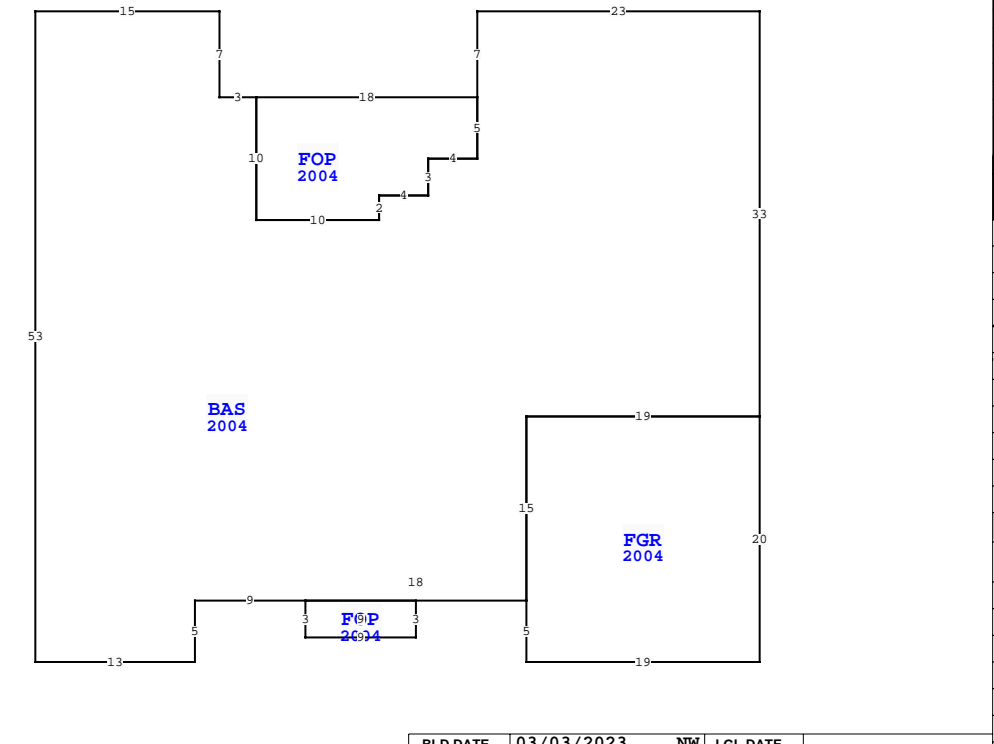




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	10 ABOVE AVG 70
Exterior Wall	16 WD FR STUC 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	08 SHT VINYL 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
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	
0900	01	2,576	91.5840	120.89	311,413	2004	2004	0	0	0	9.65	90.35



NASSAU COUNTY PROPERTY VALUATION SUMMARY PAGE 1 of 1 4

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		281,362
TOTAL MARKET OB/XF VALUE		3,341
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		349,703
SOH/AGL Deduction		171,079
ASSESSED VALUE		178,624
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		127,902
TOTAL JUST VALUE		349,703
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		336,298

Quality		01 Quality Level 01			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 04			
NEIGHBORHOOD/LOC	4045.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,313	100	2004	2,313	252,636
FGR	380	55	2004	209	22,828
FOP	27	30	2004	8	874
FOP	152	30	2004	46	5,024
TOTALS	2,872			2,576	281,362

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0413338	NEW CONSTR	0	01/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1290/0826	1/25/2005	WD Q		I		202,300
GRANTOR: MATTAMY (JACKSONVILLE)						
GRANTEE: HUGHES FREDRIC N &						
1222/0216	4/13/2004	WD U		V	19	144,000
GRANTOR: MEADOWFIELD JOINT VEN						
GRANTEE: MATTAMY (JACKSONVIL						

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	5.20	100	2004	2004	3	83	3,341	

TOTAL OB/XF													3,341				
86036 MEADOWWOOD DR, YULEE																	

BUILDING NOTES

BUILDING DIMENSIONS												
BAS=[YR=2004] W23 S7 FOP=[YR=2004] W18 S10 E10 N2 E4 N3 E4 N5\$ S5 W4 S3 W4 S2 W10 N10 W3 N7 W15 S53 E13 N5 E9 FOP=[YR=2004] S3 E9 N3 W9\$ E18 FGR=[YR=2004] S5 E19 N20 W19 S15 \$ N15 E19 N33\$.												

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000								