



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	10 ABOVE AVG 70
Exterior Wall	16 WD FR STUC 30
Roof Structure	08 IRREGULAR 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	3 100
Frame	02 WOOD FRAME 100
Stories	1.5 1.5 100
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	3,077	91.0800	120.23	369,948	2003	2003	0	0	10.15	89.85

1 SNGL FAM - 100% - 2004
Heated Area: 2729
HX Base Yr 2004

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VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			332,398
TOTAL MARKET OB/XF VALUE			6,439
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			403,837
SOH/AGL Deduction			191,246
ASSESSED VALUE			212,591
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			161,869
TOTAL JUST VALUE			403,837
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			388,057

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	2,023	100	2003	2,023	218,538
FGR	506	55	2003	278	30,031
FOP	57	30	2003	17	1,837
FOP	176	30	2003	53	5,725
FUS	706	100	2003	706	76,266
TOTALS	3,468			3,077	332,398

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310953	NEW CONSTR	175,940	01/01/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1166/1475	8/29/2003	WD Q		I		185,300
GRANTOR: MATTAMY (JACKSONVILLE)						
GRANTEE: CRAWFORD LESTER & K						
1152/1482	7/11/2003	WD U		V	19	2,209,100
GRANTOR: ATLANTIC BUILDERS INC						
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	0812	CONCRETE C	0	100	0	0		4.00	4.00	100	2003	2003	3	82	3,995	
2	0476	VF 6 SBPL	0	100	0	0		32.00	32.00	100	2013	2013	3	83	2,444	

TOTAL OB/XF												6,439												
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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2003] W12 S6 W8 FOP=[YR=2003] W25 S2 E2 S6 E21 N6 E2 N2\$ S2 W2 S6 W21 N6 W2 N2 W7 S2 W2 S41 E3 S2 E10 N2 E3 N1 FOP=[YR=2003] E9 N4 W2 N3 W7 S7\$ N7 E7 S3 E11 FGR=[YR=2003] S24 E3 S2 E13 N2 E4 N24 W20\$ E20 N44\$ PTR= E30 FUS=[YR=2003] E20 S34 W4 S2 W13 N2 W3 N34 \$ W30 \$.											

LAND DESCRIPTION												TOTAL OB/XF												6,439					
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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000												