

NABORS JAN MCCLANE & DONALD H
4749 ST MARC CT UNIT 21
FERNANDINA BEACH, FL 32034

00-00-30-019C-0021-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1				8	
ELEMENT		CD	CONSTRUCTION					TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY														
Floor			1 100					0192300		0	1 CONDO - 100% - 2021										1991	1991	100	100	0										
Recreation		POOL	POOL 100					1 CONDO - 100% - 2021										SQFT=1149					HX Base Yr 2021												
Recreation		TENNIS CT	TENNIS CT 100																																
Location		CORNER	CORNER 100																																
View Lump		PROJECT	PROJECT 100																																
Balcony		CONV GAR	CONV GAR 100																																
Parking		1 CAR GAR	1 CAR GAR 100																																
Bedrooms			2 100																																
Bathrooms			2 100																																
Oth Rooms			2 100																																
Quality		03	Quality Level 03																																
DOR CODE		0400	CONDOMINIUM																																
MAP NUM			MKT AREA					03																											
NEIGHBORHOOD/LOC		3017.00																																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																															
TOTALS		0		0																															
EXTRA FEATURES						4749 ST MARC CT, FERNANDINA BEACH										BLD DATE				LGL DATE															
						XF DATE						LAND DATE																							
						INC DATE						AG DATE																							
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																		
LAND DESCRIPTION										TOTAL OB/XF										0															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV											
REVIEW DATE	10/14/2021	BY	JW	Total Acres: 0.00		Total Land Value: 0		Market: 0		Agricultural: 0		Common: 0		PRINTED 08/02/2023 BY SYS																					