

WESTBROOK LARRY & CAROL
95024 BARCLAY PLACE #2A
FERNANDINA BEACH, FL 32034

00-00-30-028V-0003-02A0

BUILDING CHARACTERISTICS														MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1									
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	0288300			0				2005	2005	100	100	0			VALUATION BY																								
Location		INTERIOR	INTERIOR 100		1 CONDO - 100% - 2023						SQFT=1541						HX Base Yr 2023		STANDARD																								
View Lump Sum		STREET	STREET 100																Tax Group: 8																								
Desirable		LOWER FLAT	LOWER FLAT 100																Tax Dist:																								
Balcony		FSP	FSP 100																BUILDING MARKET VALUE																								
Parking		ATT GARAGE	ATT GARAGE 100																TOTAL MARKET OB/XF VALUE																								
Bedrooms			2 100																0																								
Bathrooms			2 100																TOTAL LAND VALUE - MARKET																								
Oth Rooms			2 100																0																								
																			TOTAL MARKET VALUE																								
																			462,000																								
																			SOH/AGL Deduction																								
																			0																								
																			ASSESSED VALUE																								
																			462,000																								
																			TOTAL EXEMPTION VALUE																								
																		HX HB	50,000																								
																			BASE TAXABLE VALUE																								
																			412,000																								
																			TOTAL JUST VALUE																								
																			462,000																								
																			NCON VALUE																								
																			0																								
																			INCOME VALUE																								
																			PREVIOUS YEAR MKT VALUE																								
																			382,000																								
Quality		03	Quality Level 03																																								
DOR CODE		0400	CONDOMINIUM																																								
MAP NUM			MKT AREA																03																								
NEIGHBORHOOD/LOC		3040.00																																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																							