

HINTON JUDITH HARRELL LVG TRUST/HINTON JUDITH HARR
8030 FIRST COAST HWY #109
FERNANDINA BEACH, FL 32034

00-00-30-0607-0109-0000

BUILDING CHARACTERISTICS													MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1				5																			
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	Recreation	P00L	5 100	P00L 100										0607000		0	1 CONDO - 100% - 2007										SQFT=2214										HX Base Yr 2007										VALUATION BY		STANDARD							
Location		END	END 100										Tax Group: 5										Tax Dist:										BUILDING MARKET VALUE		1,678,600																					
View Lump Sum		N. OCEAN	N. OCEAN 100										TOTAL MARKET OB/XF VALUE		0																																									
Desirable City		FLOOR	5TH FLOOR 100										TOTAL LAND VALUE - MARKET		0																																									
Balcony		FSP	FSP 100										TOTAL MARKET VALUE		1,678,600																																									
Parking/G GARAGE			U/G GARAGE 100										SOH/AGL Deduction		856,288																																									
Bedrooms			3 100										ASSESSED VALUE		822,312																																									
Bathrooms			3 100										TOTAL EXEMPTION VALUE		HX HB WX		55,000																																							
Oth Rooms			2 100										BASE TAXABLE VALUE		767,312																																									
													TOTAL JUST VALUE		1,678,600																																									
													NCON VALUE		0																																									
													INCOME VALUE																																											
													PREVIOUS YEAR MKT VALUE		1,437,700																																									
Quality		05	Quality Level 05																																																					
DOR CODE		0400	CONDOMINIUM																																																					
MAP NUM			MKT AREA										10																																											
NEIGHBORHOOD/LOC		10004.00																																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																																				