

SUNSHINE BAYOU LLC
96303 HIGH POINTE DR
FERNANDINA BEACH, FL 32034

00-00-30-1903-2003-0000

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		1950030		0				2014	2014	100	100	0			VALUATION BY		STANDARD																			
Recreation	POOL		POOL 100		1 CONDO - 0% - 0										SQFT=1330					HX Base Yr					Tax Group: 8		Tax Dist:												
Location	INTERIOR		INTERIOR 100																						BUILDING MARKET VALUE		482,000												
Desirability	FLAT		FLAT 100																						TOTAL MARKET OB/XF VALUE		0												
Balcony	SCRN PORCH		SCRN PORCH 100																						TOTAL LAND VALUE - MARKET		0												
Parking	1 CAR GAR		1 CAR GAR 100																						TOTAL MARKET VALUE		482,000												
Bedrooms			2 100																						SOH/AGL Deduction		105,327												
Bathrooms			2 100																						ASSESSED VALUE		376,673												
Oth Rooms			4 100																						TOTAL EXEMPTION VALUE		0												
																									BASE TAXABLE VALUE		376,673												
																									TOTAL JUST VALUE		482,000												
																									NCON VALUE		0												
																									INCOME VALUE														
																									PREVIOUS YEAR MKT VALUE		377,000												