

JONES JERRI A & PAUL O
2131 HIBISCUS CT
FERNANDINA BEACH, FL 32034

00-00-31-101G-0001-2131

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1				2							
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		1014		100		0						2006		2006		100		100		0						VALUATION BY										STANDARD	
Location		EXTERIOR		EXTERIOR 100		1		CONDO - 100%		- 2021						SQFT=1707								HX Base Yr 2021						Tax Group: 2										Tax Dist:	
View Lump Sum		TYPICAL		TYPICAL 100																										BUILDING MARKET VALUE										440,000	
Balcony		FSP/FOP		FSP/FOP 100																										TOTAL MARKET OB/XF VALUE										0	
Parking 1 CAR GAR		1 CAR GAR 100																												TOTAL LAND VALUE - MARKET										0	
Bedrooms		3 100																												TOTAL MARKET VALUE										440,000	
Bathrooms		2.5 100																												SOH/AGL Deduction										182,201	
Oth Rooms		2 100																												ASSESSED VALUE										257,799	
																														TOTAL EXEMPTION VALUE										HX HB 50,000	
																														BASE TAXABLE VALUE										207,799	
																														TOTAL JUST VALUE										440,000	
																														NCON VALUE										0	
																														INCOME VALUE											
																														PREVIOUS YEAR MKT VALUE										325,000	
Quality		03		Quality Level 03																																					
DOR CODE		0400		CONDOMINIUM																																					
MAP NUM				MKT AREA																														01							
NEIGHBORHOOD/LOC		1098.00																																							
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																	