

BUILDING CHARACTERISTICS			MARKET ADJUSTMENTS											NASSAU COUNTY PROPERTY		
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
Floor		2 100	1035000		0				1974	1974	100	100	0			
Recreation	POOL	POOL 100	1 CONDO - 0% - 0					SQFT=1352				HX Base Yr				
Recreation	TENNIS CT	TENNIS CT 100														
Location	EXTERIOR	EXTERIOR 100														
View Lump Sum	TYPICAL	TYPICAL 100														
Desirability	BLDG 4	BLDG 4 100														
Balcony	FOP/PATIO	FOP/PATIO 100														
Parking	OPEN	OPEN 100														
Bedrooms		3 100														
Bathrooms		2 100														
Oth Rooms		3 100														
Quality			03		Quality Level 03											
DOR CODE			0400		CONDOMINIUM											
MAP NUM					MKT AREA									01		
NEIGHBORHOOD/LOC			1085.00													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE												
TOTALS	0		0		2700 MIZELL AV, FERNANDINA BEACH											

VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		306,600
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		306,600
SOH/AGL Deduction		57,557
ASSESSED VALUE		249,043
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		249,043
TOTAL JUST VALUE		306,600
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		283,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
1142/1124	6/04/2003	WD	Q	I		85,500	
GRANTOR: AULD LAND SYNE INC							
GRANTEE: STORMS NORMA M							
0696/0337	1/11/1994	WD	U	I	05	48,000	
GRANTOR: FLETCHER THEODORE & J							
GRANTEE: AULD LAND SYNE INC							

**BUILDING NOTES**

**BUILDING DIMENSIONS**

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	TOTAL OB/XF			OB/XF MKT VALUE	NOTES
										ORIG COND	YEAR ON	YEAR ACTUAL		

LAND DESCRIPTION		TOTAL OB/XF																										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES			YEAR	DENSITY	DECL	FRZ	YR	CONSRV		