

KANE DONNA H &/GOODMAN RUSTIN
3420 S FLETCHER AVE UNIT 102
FERNANDINA BEACH, FL 32034

00-00-31-1070-0102-0000

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										1070000		0				1980	1980	100	100		0			VALUATION BY										STANDARD																									
Recreation		POOL	POOL 100										1 CONDO - 100% - 2020										SQFT=1140										HX Base Yr 2020										Tax Group: 2										Tax Dist:									
Recreation		TENNIS CT	TENNIS CT 100																														498,000																													
Location		INTERIOR	INTERIOR 100																														0																													
View Lump Sum		OCEAN	OCEAN 100																														0																													
Desirability		CITY FLOOR	1ST FLOOR 100																														498,000																													
Balcony FOP/PATIO			FOP/PATIO 100																														232,828																													
Parking		OPEN	OPEN 100																														265,172																													
Bedrooms			2 100																														55,000										HX HB WX																			
Bathrooms			2 100																														210,172																													
Oth Rooms			2 100																														498,000																													
																																	0																													
																																	INCOME VALUE																													
																																	PREVIOUS YEAR MKT VALUE										437,000																			
Quality		03	Quality Level 03																																																											
DOR CODE		0400	CONDOMINIUM																																																											
MAP NUM			MKT AREA																														01																													
NEIGHBORHOOD/LOC		1064.00																																																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																																										