

GILL NOELLE
2586 FOREST RIDGE DR UNIT N6
FERNANDINA BEACH, FL 32034

00-00-31-128R-000N-0060

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	2 100					1287300		0	1 CONDO - 0% - 0										SQFT=798										HX Base Yr										
Recreation CLUBHOUSE		1	CLUBHOUSE 100																			VALUATION BY										STANDARD									
Recreation POOL		1	POOL 100																			Tax Group: 2										Tax Dist:									
Recreation TENNIS CT		1	TENNIS CT 100																			BUILDING MARKET VALUE										282,000									
Location CORNER		1	CORNER 100																			TOTAL MARKET OB/XF VALUE										0									
View Lump SUMICAL		1	TYPICAL 100																			TOTAL LAND VALUE - MARKET										0									
Desirable 2ND FLOOR		1	2ND FLOOR 100																			TOTAL MARKET VALUE										282,000									
Balcony FOP/PATIO		1	FOP/PATIO 100																			SOH/AGL Deduction										14,700									
Parking OPEN		1	OPEN 100																			ASSESSED VALUE										267,300									
Bedrooms		1	2 100																			TOTAL EXEMPTION VALUE										0									
Bathrooms		1	1 100																			BASE TAXABLE VALUE										267,300									
Oth Rooms		1	2 100																			TOTAL JUST VALUE										282,000									
User Defined REMODEL		1	REMODEL 100																			NCON VALUE										0									
																						INCOME VALUE																			
																						PREVIOUS YEAR MKT VALUE										243,000									