

JIRAN MELODY W & MICHAEL A
2634 OCEAN COVE DR
FERNANDINA BEACH, FL 32034

00-00-31-155C-0003-0050

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											1552300		0											2008	2008	100	100	0												
Location		END	END 100											1 CONDO - 100% - 2022										SQFT=1550										HX Base Yr 2022									
View Lump Sum		TYPICAL	TYPICAL 100																																								
Desirability		TOWNHOUSE	TOWNHOUSE 100																																								
Balcony		WD DECK	WD DECK 100																																								
Parking		GARAGE/OPN	GARAGE/OPN 100																																								
Bedrooms			3 100																																								
Bathrooms			2.5 100																																								
Oth Rooms			2 100																																								
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																																							