

RED DUCK HOLDINGS LLC
1403 PARK AVE STE B
FERNANDINA BEACH, FL 32034

00-00-31-163A-000F-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	1632	100		0			1999	1999	100	100	0			VALUATION BY		STANDARD																						
Location		EXTERIOR	EXTERIOR 100		1 CONDO - 0% - 0													SQFT=1649					HX Base Yr					Tax Group: 2		Tax Dist:												
Balcony		FOP	FOP 100																				329,800							0												
Parking		OPEN	OPEN 100																									0														
Quality		03	Quality Level 03																																							
DOR CODE		0417	CONDO OFFICE																																							
MAP NUM			MKT AREA																																01							
NEIGHBORHOOD/LOC		1031	00																																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																						
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