

STEWART ALISON C
1601 NECTARINE ST #B3
FERNANDINA BEACH, FL 32034

00-00-31-163P-00B3-0000

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	VALUATION SUMMARY																																				
Floor		JACUZZI	1 100 JACUZZI 100										1637100		0				1999	1999	100	100	0				VALUATION BY					STANDARD																														
Recreation		POL	JACUZZI 100										1 CONDO - 100% - 2007										SQFT=1193										HX Base Yr 2007										Tax Group: 2					Tax Dist:														
Location		CORNER	POOL 100																																								BUILDING MARKET VALUE					319,000														
View		PARKING LT	CORNER 100																																								TOTAL MARKET OB/XF VALUE					0														
Desirability		L	PARKING LT 100																																								TOTAL LAND VALUE - MARKET					0														
City		FLOOR	1ST FLOOR 100																																								TOTAL MARKET VALUE					319,000														
Balcony		COV ENTRY	COV ENTRY 100																																								SOH/AGL Deduction					249,610														
Parking		OPEN	OPEN 100																																								ASSESSED VALUE					69,390														
Bedrooms			3 100																																								TOTAL EXEMPTION VALUE					HX HB		44,390												
Bathrooms			2 100																																								BASE TAXABLE VALUE					25,000														
Oth Rooms			2 100																																								TOTAL JUST VALUE					319,000														
User Definition		UPGRADE	1 UPGRADE 100																																								NCON VALUE					0														
																																											INCOME VALUE																			
																																											PREVIOUS YEAR MKT VALUE					257,000														
Quality		03	Quality Level 03																																								PERMIT NUM					DESCRIPTION					AMT					ISSUED				
DOR CODE		0400	CONDOMINIUM																																																											
MAP NUM			MKT AREA																																																											
NEIGHBORHOOD/LOC		2032.00																																																												
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																																						