

SYNERGY DEVELOPMENT LLC
3008A SOUTH FLETCHER
FERNANDINA BEACH, FL 32034

00-00-31-1650-3025-00D0

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		1650000		0				1961	2004	100	100	0			VALUATION BY					STANDARD																
Location		EXTERIOR	EXTERIOR 100	1 CONDO - 0% - 0													SQFT=790					HX Base Yr					Tax Group: 2					Tax Dist:							
View		OCEANVIEW	OCEANVIEW 100																			236,000																	
Desirability		1ST FLOOR	1ST FLOOR 100																			0																	
Balcony		DECK/PATIO	DECK/PATIO 100																			0																	
Parking		OPEN	OPEN 100																			236,000																	
Bedrooms			2 100																			9,730																	
Bathrooms			2 100																			226,270																	
Oth Rooms			2 100																			0																	
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