

FRIEDERICHS BRIAN P
325 9TH ST
ATLANTIC BEACH, FL 32233

00-00-31-1675-000B-0000

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	1675000			0				1962	1980	100	100	0		VALUATION BY		STANDARD																			
Location		EXTERIOR	EXTERIOR 100		1 CONDO - 0% - 0					SQFT=765					HX Base Yr			Tax Group: 2		Tax Dist:																			
View Lump Sum		OCEAN	OCEAN 100															BUILDING MARKET VALUE		402,000																			
Desirability		FLOOR	1ST FLOOR 100															TOTAL MARKET OB/XF VALUE		0																			
Balcony		DECK/PATIO	DECK/PATIO 100															TOTAL LAND VALUE - MARKET		0																			
Parking		OPEN	OPEN 100															TOTAL MARKET VALUE		402,000																			
Bedrooms			2 100															SOH/AGL Deduction		45,050																			
Bathrooms			1 100															ASSESSED VALUE		356,950																			
Oth Rooms			2 100															TOTAL EXEMPTION VALUE		0																			
																		BASE TAXABLE VALUE		356,950																			
																		TOTAL JUST VALUE		402,000																			
																		NCON VALUE		0																			
																		INCOME VALUE																					
																		PREVIOUS YEAR MKT VALUE		383,000																			
Quality		03	Quality Level 03															PERMIT NUM		DESCRIPTION		AMT		ISSUED															
DOR CODE		0400	CONDOMINIUM															20101417		REMODEL		7,133		08/24/2010															
MAP NUM			MKT AREA		01													20101229		REMODEL		600		07/27/2010															
NEIGHBORHOOD/LOC		1093.00																19990437		XFOB		750		05/17/1999															
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																															