

PETERMAN PETER M TRUSTEE
4658 CARLTON DUNES DR#12
FERNANDINA BEACH, FL 32034

00-SB-30-022C-4602-0000

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			6 100				0222300			0			1999	1999	100	100	0				VALUATION BY					STANDARD													
Recreation		POOL	POOL 100				1	CONDO - 100% - 2019				SQFT=3046				HX Base Yr 2019				Tax Group: 8					Tax Dist:														
Recreation		TENNIS CT	TENNIS CT 100																			BUILDING MARKET VALUE					2,673,000												
Location		END	END 100																			TOTAL MARKET OB/XF VALUE					0												
View Lump Sum		OCEAN	OCEAN 100																			TOTAL LAND VALUE - MARKET					0												
Desirability		6TH FLOOR	6TH FLOOR 100																			TOTAL MARKET VALUE					2,673,000												
Balcony FOP/PATIO		FOP/PATIO 100																				SOH/AGL Deduction					886,236												
Parking/U/G GARAGE		U/G GARAGE 100																				ASSESSED VALUE					1,786,764												
Bedrooms			4 100																			TOTAL EXEMPTION VALUE					HX HB		50,000										
Bathrooms			4 100																			BASE TAXABLE VALUE					1,736,764												
Oth Rooms			2 100																			TOTAL JUST VALUE					2,673,000												
																						NCON VALUE					0												
																						INCOME VALUE																	
																						PREVIOUS YEAR MKT VALUE					2,497,000												
Quality		05	Quality Level 05																																				
DOR CODE		0400	CONDOMINIUM																																				
MAP NUM			MKT AREA		03																																		
NEIGHBORHOOD/LOC		3022.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			