

EVANS CLIFTON W
4776 AMELIA ISLAND PKWY #58
FERNANDINA BEACH, FL 32034

00-SB-30-152P-0058-0000

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			5 100											1527100		0				1997	1997	100	100		0			VALUATION BY																										
Recreation	POOL		POOL 100											1	CONDO - 100% - 2015										SQFT=1255										HX Base Yr 2015										STANDARD									
Recreation	TENNIS CT		TENNIS CT 100																																Tax Group: 8										Tax Dist:									
Location	INTERIOR		INTERIOR 100																																BUILDING MARKET VALUE										1,023,500									
View Lump Sum	OCEAN		OCEAN 100																																TOTAL MARKET OB/XF VALUE										0									
Desirable City	FLOOR		5TH FLOOR 100																																TOTAL LAND VALUE - MARKET										0									
Balcony FOP/PATIO			FOP/PATIO 100																																TOTAL MARKET VALUE										1,023,500									
Parking	OPEN		OPEN 100																																SOH/AGL Deduction										509,308									
Bedrooms			2 100																																ASSESSED VALUE										514,192									
Bathrooms			2 100																																TOTAL EXEMPTION VALUE										HX HB 50,000									
Oth Rooms			2 100																																BASE TAXABLE VALUE										464,192									
																																			TOTAL JUST VALUE										1,023,500									
																																			NCON VALUE										0									
																																			INCOME VALUE																			
																																			PREVIOUS YEAR MKT VALUE										1,014,300									