

RAMSEY PAUL L & SARAH K
717 OCEAN CLUB PL
FERNANDINA BEACH, FL 32034

01-6N-29-150V-0717-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1				5						
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							1508300		0				2001	2001	100	100		0			VALUATION BY					STANDARD											
Recreation	P00L		P00L 100							1	CONDO - 100% - 2023										SQFT=3254					HX Base Yr 2023					Tax Group: 5					Tax Dist:				
Location	CENTER		CENTER 100																					BUILDING MARKET VALUE					2,947,050											
View	OCEAN		OCEAN 100																					TOTAL MARKET OB/XF VALUE					0											
Desirability	6TH FLOOR		6TH FLOOR 100																					TOTAL LAND VALUE - MARKET					0											
Balcony	OPEN		OPEN 100																					TOTAL MARKET VALUE					2,947,050											
Parking/G	U/G GARAGE		U/G GARAGE 100																					SOH/AGL Deduction					500,000											
Bedrooms			4 100																					ASSESSED VALUE					2,447,050											
Bathrooms			4.5 100																					TOTAL EXEMPTION VALUE					HX HB 50,000											
Oth Rooms			2 100																					BASE TAXABLE VALUE					2,397,050											
																							TOTAL JUST VALUE					2,947,050												
																								NCON VALUE					0											
																								INCOME VALUE																
																								PREVIOUS YEAR MKT VALUE					2,608,200											