

MARINER 446 LLC
PO BOX 611
OCEAN CITY, MD 21843

01-6N-29-V020-0446-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																
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			3 100		8302000		0				1999	1999	100	100	0		VALUATION BY					STANDARD														
Recreation	POOL		POOL 100		1 CONDO - 0% - 0										SQFT=2696					HX Base Yr					Tax Group: 5					Tax Dist:						
Location	SOUTH		SOUTH 100																						BUILDING MARKET VALUE					1,526,000						
View	OCEAN		OCEAN 100																						TOTAL MARKET OB/XF VALUE					0						
Desirability	3RD FLOOR		3RD FLOOR 100																						TOTAL LAND VALUE - MARKET					0						
Balcony	OPEN		OPEN 100																						TOTAL MARKET VALUE					1,526,000						
Parking	DET GARAGE		DET GARAGE 100																						SOH/AGL Deduction					330,520						
Bedrooms			3 100																						ASSESSED VALUE					1,195,480						
Bathrooms			3 100																						TOTAL EXEMPTION VALUE					0						
Oth Rooms			3 100																						BASE TAXABLE VALUE					1,195,480						
																	TOTAL JUST VALUE					1,526,000														
																	NCON VALUE					0														
																	INCOME VALUE																			
																	PREVIOUS YEAR MKT VALUE					1,150,000														
Quality		04	Quality Level 04																																	
DOR CODE		0400	CONDOMINIUM																																	
MAP NUM			MKT AREA		10																															
NEIGHBORHOOD/LOC		10010.00																																		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																
TOTALS		0	0																																	
EXTRA FEATURES					446 BEACHSIDE PL, FERNANDINA BEACH																															
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES																				
LAND DESCRIPTION																	TOTAL OB/XF 0																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV												
REVIEW DATE		10/14/2021		BY	JW	Total Acres: 0.00		Total Land Value: 0		Market: 0		Agricultural: 0		Common: 0		PRINTED 08/02/2023 BY SYS																				