

MORRISON RICHARD & JULIE
3303 SEA MARSH RD
FERNANDINA BEACH, FL 32034

01-6N-29-V100-3303-0000

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			1 100					8310000		0				1974	1974	100	100	0			VALUATION BY										STANDARD									
Recreation		POOL	POOL 100					1 CONDO - 100% - 2022										SQFT=1250					HX Base Yr 2022										Tax Group: 5				Tax Dist:			
Location		INTERIOR	INTERIOR 100																				BUILDING MARKET VALUE										457,000							
View		GOLFCOURSE	GOLFCOURSE 100																				TOTAL MARKET OB/XF VALUE										0							
Balcony		180 SF FEP	180 SF FEP 100																				TOTAL LAND VALUE - MARKET										0							
Parking		OPEN	OPEN 100																				TOTAL MARKET VALUE										457,000							
Bedrooms			2 100																				SOH/AGL Deduction										21,310							
Bathrooms			2 100																				ASSESSED VALUE										435,690							
Oth Rooms			2 100																				TOTAL EXEMPTION VALUE										HX HB		50,000					
																							BASE TAXABLE VALUE										385,690							
																							TOTAL JUST VALUE										457,000							
																							NCON VALUE										0							
																							INCOME VALUE																	
																							PREVIOUS YEAR MKT VALUE										423,000							