

LEAHY MARJORIE L 2010 TRUST/LEAHY MARJORIE L TRUST
PO BOX 167
NEW DURHAM, NH 03855

01-6N-29-V160-2030-0000

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			4	100	83	16000		0				1974	1974	100	100	0			VALUATION BY					STANDARD													
Recreation	POOL		POOL 100		1 CONDO - 0% - 0													SQFT=1210					HX Base Yr					Tax Group: 5					Tax Dist:				
Location	CORNER		CORNER 100																				BUILDING MARKET VALUE					456,300									
View	WOODS		WOODS 100																				TOTAL MARKET OB/XF VALUE					0									
Desirability	4TH FLOOR		4TH FLOOR 100																				TOTAL LAND VALUE - MARKET					0									
Balcony	FOP/PATIO		FOP/PATIO 100																				TOTAL MARKET VALUE					456,300									
Parking	OPEN		OPEN 100																				SOH/AGL Deduction					59,475									
Bedrooms			2 100																				ASSESSED VALUE					396,825									
Bathrooms			2 100																				TOTAL EXEMPTION VALUE					0									
Oth Rooms			2 100																				BASE TAXABLE VALUE					396,825									
																							TOTAL JUST VALUE					456,300									
																							NCON VALUE					0									
																							INCOME VALUE														
																							PREVIOUS YEAR MKT VALUE					360,750									
Quality		03	Quality Level 03																																		
DOR CODE		0400	CONDOMINIUM																																		
MAP NUM			MKT AREA		10																																
NEIGHBORHOOD/LOC		10012.00																																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																	
TOTALS	0		0														BLD DATE					LGL DATE															
EXTRA FEATURES				2030 BEACH WOOD RD, FERNANDINA BEACH													XF DATE					LAND DATE															
																	INC DATE					AG DATE															
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																					