

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		1 100	83	16000		0			1974	1974	100	100	0		STANDARD																				
Recreation	POOL	POOL 100	1 CONDO - 100% - 0										SQFT=1210					HX Base Yr					VALUATION BY												
Location	CORNER	CORNER 100																Tax Group: 5					Tax Dist:												
View	GOLFCOURSE	GOLFCOURSE 100																BUILDING MARKET VALUE					468,000												
Desirability	FLOOR	1ST FLOOR 100																TOTAL MARKET OB/XF VALUE					0												
Balcony	FOP/PATIO	FOP/PATIO 100																TOTAL LAND VALUE - MARKET					0												
Parking	OPEN	OPEN 100																TOTAL MARKET VALUE					468,000												
Bedrooms		2 100																SOH/AGL Deduction					86,900												
Bathrooms		2 100																ASSESSED VALUE					381,100												
Oth Rooms		2 100																TOTAL EXEMPTION VALUE					50,000												
Quality			03		Quality Level 03										BASE TAXABLE VALUE					331,100															
DOR CODE			0400		CONDOMINIUM										TOTAL JUST VALUE					468,000															
MAP NUM					MKT AREA										NCON VALUE					0															
NEIGHBORHOOD/LOC					10012.00										INCOME VALUE																				
TOTALS			0		0										PREVIOUS YEAR MKT VALUE					370,000															
EXTRA FEATURES										BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		SALES DATA													
2060 BEACH WOOD RD, 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																			
																	GRANTOR: SEFTON LIVING TRUST																		
																	GRANTEE: TRUJILLO MARCELO &																		
																	2183/1698 3/16/2018 WD Q I 01 201,000																		
																	GRANTOR: HOLZENDORF KING & KEV																		
																	GRANTEE: SEFTON LIVING TRUST																		
																	BUILDING NOTES																		
																	BUILDING DIMENSIONS																		
LAND DESCRIPTION										TOTAL OB/XF																									
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			