

AMELIA VILLA RANGE LLC
4001 CENTURION WAY
FERNANDINA BEACH, FL 32034

01-6N-29-V17A-0253-0000

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	Recreation	P00L	3 100	8317021				0				1982	1982	100	100	0		VALUATION BY					STANDARD																		
			P00L 100		1		CONDO - 0% - 0				SQFT=1380				HX Base Yr		Tax Group: 5					Tax Dist:																			
Location			INTERIOR 100														BUILDING MARKET VALUE					762,480																			
View			OCEAN 100														TOTAL MARKET OB/XF VALUE					0																			
Desirability			3RD FLOOR 100														TOTAL LAND VALUE - MARKET					0																			
Balcony			OPEN 100														TOTAL MARKET VALUE					762,480																			
Parking			OPEN 100														SOH/AGL Deduction					157,432																			
Bedrooms			2 100														ASSESSED VALUE					605,048																			
Bathrooms			2 100														TOTAL EXEMPTION VALUE					0																			
Oth Rooms			2 100														BASE TAXABLE VALUE					605,048																			
																	TOTAL JUST VALUE					762,480																			
																	NCON VALUE					0																			
																	INCOME VALUE																								
																	PREVIOUS YEAR MKT VALUE					600,480																			
Quality			03		Quality Level 03												PERMIT NUM					DESCRIPTION					AMT					ISSUED									
DOR CODE			0400		CONDOMINIUM												B22329					REMODEL					27,000					03/01/2009									
MAP NUM					MKT AREA																																				
NEIGHBORHOOD/LOC			10009.00																																						
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																				
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