

COTTER RALPH E III & ELIZA W
60 MARSH CREEK
FERNANDINA BEACH, FL 32034

02-6N-29-V0P0-1508-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD	4 100		8307100		0		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION BY		STANDARD	
Floor	POOL	POOL 100		1 CONDO - 0% - 0		SQFT=2144		HX Base Yr						1994		1994		100		100		0				Tax Group: 5		Tax Dist:	
Recreation	TENNIS CT	TENNIS CT 100																								BUILDING MARKET VALUE		1,575,000	
Location	END	END 100																								TOTAL MARKET OB/XF VALUE		0	
View	OCEAN	OCEAN 100																								TOTAL LAND VALUE - MARKET		0	
Desirability	4TH FLOOR	4TH FLOOR 100																								TOTAL MARKET VALUE		1,575,000	
Balcony	FOP/PATIO	FOP/PATIO 100																								SOH/AGL Deduction		345,156	
Parking	1 GARAGE	1 GARAGE 100																								ASSESSED VALUE		1,229,844	
Bedrooms		3 100																								TOTAL EXEMPTION VALUE		0	
Bathrooms		3 100																								BASE TAXABLE VALUE		1,229,844	
Oth Rooms		2 100																								TOTAL JUST VALUE		1,575,000	
																										NCON VALUE		0	
																										INCOME VALUE			
																										PREVIOUS YEAR MKT VALUE		1,474,200	