

HARDY RICHARD B
95722 TYSON RD
FERNANDINA BEACH, FL 32034

27-2N-28-004L-0124-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1				4				
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		FITNESS CT		2 100						0045300			0			2000	2000	100	100	0				VALUATION BY										STANDARD				
Recreation		FITNESS CT		FITNESS CT 100						1		CONDO	-	0%	-	0	SQFT=806								Tax Group: 4										Tax Dist:			
Recreation		GAMEROOM		GAMEROOM 100																					BUILDING MARKET VALUE										173,000			
Recreation		POOL		POOL 100																					TOTAL MARKET OB/XF VALUE										0			
Location		CORNER		CORNER 100																					TOTAL LAND VALUE - MARKET										0			
View Lump Sum		TYPICAL		TYPICAL 100																					TOTAL MARKET VALUE										173,000			
Balcony		FSP		FSP 100																					SOH/AGL Deduction										43,530			
Parking		OPEN		OPEN 100																					ASSESSED VALUE										129,470			
Bedrooms				1 100																					TOTAL EXEMPTION VALUE										0			
Bathrooms				1 100																					BASE TAXABLE VALUE										129,470			
Oth Rooms				2 100																					TOTAL JUST VALUE										173,000			
User Def		FIREPLACE		FIREPLACE 100																					NCON VALUE										0			
																									INCOME VALUE													
																									PREVIOUS YEAR MKT VALUE										133,000			