

MCCLANE JOHN W III & LINDA S JOINT LVG TRUST/MCCLA
4674 GENOA DR
FERNANDINA BEACH, FL 32034

27-2N-28-004L-0312-0000

BUILDING CHARACTERISTICS														MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1																					
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		1 100										0045300		0		0		1 CONDO - 0% - 0				2000		2000		100		100		0				VALUATION BY										STANDARD									
Recreation		FITNESS CT		FITNESS CT 100																		SQFT=1143								HX Base Yr				Tax Group: 4										Tax Dist:											
Recreation		GAMEROOM		GAMEROOM 100																														BUILDING MARKET VALUE										206,000											
Recreation		POOL		POOL 100																														TOTAL MARKET OB/XF VALUE										0											
Location		INTERIOR		INTERIOR 100																														TOTAL LAND VALUE - MARKET										0											
View Lump Sum		TYPICAL		TYPICAL 100																														TOTAL MARKET VALUE										206,000											
Desirability		1ST FLOOR		1ST FLOOR 100																														SOH/AGL Deduction										63,198											
Balcony		FSP		FSP 100																														ASSESSED VALUE										142,802											
Parking		OPEN		OPEN 100																														TOTAL EXEMPTION VALUE										0											
Bedrooms				2 100																														BASE TAXABLE VALUE										142,802											
Bathrooms				2 100																														TOTAL JUST VALUE										206,000											
Oth Rooms				3 100																														NCON VALUE										0											
																																		INCOME VALUE																					
																																		PREVIOUS YEAR MKT VALUE										171,000											