

DURBANO ALICE T
31010 PARADISE COMMONS #414
FERNANDINA BEACH, FL 32034

27-2N-28-004L-0414-0000

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						2000		2000		100		100		0				VALUATION BY										STANDARD									
Recreation		FITNESS CT		FITNESS CT 100										1 CONDO - 100% - 2006								SQFT=1181								HX Base Yr 2006						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		CORNER		CORNER 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										140,468									
Balcony		FSP		FSP 100																																ASSESSED VALUE										65,532									
Parking		OPEN		OPEN 100																																TOTAL EXEMPTION VALUE										HX HB 40,532									
Bedrooms				2 100																																BASE TAXABLE VALUE										25,000									
Bathrooms				2 100																																TOTAL JUST VALUE										206,000									
Oth Rooms				2 100																																NCON VALUE										0									
																																				INCOME VALUE																			
																																				PREVIOUS YEAR MKT VALUE										171,000									