



BUILDING CHARACTERISTICS													MARKET ADJUSTMENTS							NASSAU COUNTY PROPERTY																																																																																																							
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		1		100		0045300		0				2000	2000	100	100	0			<table border="1"> <tr> <td colspan="4">VALUATION BY</td> <td colspan="3">STANDARD</td> </tr> <tr> <td colspan="2">Tax Group: 4</td> <td colspan="2">Tax Dist:</td> <td colspan="3"></td> </tr> <tr> <td colspan="4">BUILDING MARKET VALUE</td> <td colspan="3">173,000</td> </tr> <tr> <td colspan="4">TOTAL MARKET OB/XF VALUE</td> <td colspan="3">0</td> </tr> <tr> <td colspan="4">TOTAL LAND VALUE - MARKET</td> <td colspan="3">0</td> </tr> <tr> <td colspan="4">TOTAL MARKET VALUE</td> <td colspan="3">173,000</td> </tr> <tr> <td colspan="4">SOH/AGL Deduction</td> <td colspan="3">105,198</td> </tr> <tr> <td colspan="4">ASSESSED VALUE</td> <td colspan="3">67,802</td> </tr> <tr> <td colspan="4">TOTAL EXEMPTION VALUE</td> <td colspan="3">HX HB SX 67,802</td> </tr> <tr> <td colspan="4">BASE TAXABLE VALUE</td> <td colspan="3">0</td> </tr> <tr> <td colspan="4">TOTAL JUST VALUE</td> <td colspan="3">173,000</td> </tr> <tr> <td colspan="4">NCON VALUE</td> <td colspan="3">0</td> </tr> <tr> <td colspan="4">INCOME VALUE</td> <td colspan="3"></td> </tr> <tr> <td colspan="4">PREVIOUS YEAR MKT VALUE</td> <td colspan="3">133,000</td> </tr> </table>							VALUATION BY				STANDARD			Tax Group: 4		Tax Dist:					BUILDING MARKET VALUE				173,000			TOTAL MARKET OB/XF VALUE				0			TOTAL LAND VALUE - MARKET				0			TOTAL MARKET VALUE				173,000			SOH/AGL Deduction				105,198			ASSESSED VALUE				67,802			TOTAL EXEMPTION VALUE				HX HB SX 67,802			BASE TAXABLE VALUE				0			TOTAL JUST VALUE				173,000			NCON VALUE				0			INCOME VALUE							PREVIOUS YEAR MKT VALUE				133,000		
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Recreation		FITNESS CT		FITNESS CT 100		1 CONDO - 100% - 2016							SQFT=806 HX Base Yr 2016																																																																																																														
Recreation		GAMEROOM		GAMEROOM 100																																																																																																																							
Recreation		POOL		POOL 100																																																																																																																							
Location		INTERIOR		INTERIOR 100																																																																																																																							
View Lump		TYPICAL		TYPICAL 100																																																																																																																							
Desirability		FLOOR		1ST FLOOR 100																																																																																																																							
Balcony		FSP		FSP 100																																																																																																																							
Parking		OPEN		OPEN 100																																																																																																																							
Bedrooms		1		100																																																																																																																							
Bathrooms		1		100																																																																																																																							
Oth Rooms		2		100																																																																																																																							
Quality		03		Quality Level 03																																																																																																																							
DOR CODE		0400		CONDOMINIUM																																																																																																																							
MAP NUM				MKT AREA		04																																																																																																																					
NEIGHBORHOOD/LOC		4010.00																																																																																																																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																																																																																																							
TOTALS		0		0																																																																																																																							
EXTRA FEATURES													31183 PARADISE COMMONS, FERNANDINA BEACH																																																																																																														
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES																																																																																																											
LAND DESCRIPTION													TOTAL OB/XF							0																																																																																																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																																																																																																			
REVIEW DATE 10/08/2021 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS																																																																																																																											

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2010/1925	10/06/2015	SW	Q	I	01	75,000	
GRANTOR: WILMINGTON SAVINGS FU							
GRANTEE: VIRGEN AURORA							
2010/1911	8/26/2015	QC	U	I	11	100	
GRANTOR: WELLS FARGO BANK							
GRANTEE: WILMINGTON SAVINGS							

BUILDING NOTES																						

BUILDING DIMENSIONS																						