

KDK SMITH LLC
420 PHILLIPS CREEK LN
NEW SMYRNA BEACH, FL 32168

27-2N-28-004L-1324-0000

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		2 100		0045300			0				2000	2000	100	100		0			VALUATION BY		STANDARD											
Recreation	FITNESS CT		FITNESS CT 100						1 CONDO - 0% - 0		SQFT=1181									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	LAKE		LAKE 100																	TOTAL MARKET VALUE		206,000											
Balcony	FSP		FSP 100																	SOH/AGL Deduction		17,900											
Parking	OPEN		OPEN 100																	ASSESSED VALUE		188,100											
Bedrooms			2 100																	TOTAL EXEMPTION VALUE		0											
Bathrooms			2 100																	BASE TAXABLE VALUE		188,100											
Oth Rooms			2 100																	TOTAL JUST VALUE		206,000											
User Defined	FIREPLACE		FIREPLACE 100																	NCON VALUE		0											
																				INCOME VALUE													
																				PREVIOUS YEAR MKT VALUE		171,000											