

KODROWSKY FAMILY TRUST/KODROWSKY WILLIAM A CO-TRUS
96553 CAYMAN CIRCLE
FERNANDINA BEACH, FL 32034

27-2N-28-004L-1517-0000

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=806								HX Base Yr				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		INTERIOR		INTERIOR 100																														TOTAL LAND VALUE - MARKET										0											
View Lump		TYPICAL		TYPICAL 100																														TOTAL MARKET VALUE										173,000											
Desirability		1ST FLOOR		1ST FLOOR 100																														SOH/AGL Deduction										43,530											
Balcony		FSP		FSP 100																														ASSESSED VALUE										129,470											
Parking		OPEN		OPEN 100																														TOTAL EXEMPTION VALUE										0											
Bedrooms				1 100																														BASE TAXABLE VALUE										129,470											
Bathrooms				1 100																														TOTAL JUST VALUE										173,000											
Oth Rooms				2 100																														NCON VALUE										0											
																																		INCOME VALUE																					
																																		PREVIOUS YEAR MKT VALUE										133,000											