

GAUCHER MITCHELL REVOCABLE TRUST/GAUCHER ELIZABETH
4733 WESTWIND CT
FERNANDINA BEACH, FL 32034

00-00-30-019C-0016-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1		8															
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		POOL		1 100										0192300		1,149				1991	1991	100	100	0			VALUATION BY										STANDARD										
Recreation		POOL		POOL 100										1	CONDO	-	100%	-	0									Tax Group: 8										Tax Dist:									
Recreation		TENNIS CT		TENNIS CT 100																								BUILDING MARKET VALUE										307,000									
Location		CORNER		CORNER 100																							TOTAL MARKET OB/XF VALUE										0										
View Lump		PROJECT		PROJECT 100																							TOTAL LAND VALUE - MARKET										0										
Balcony		FOP		FOP 100																							TOTAL MARKET VALUE										307,000										
Parking 2 CAR		GAR		2 CAR GAR 100																							SOH/AGL Deduction										192,820										
Bedrooms				2 100																							ASSESSED VALUE										114,180										
Bathrooms				2 100																							TOTAL EXEMPTION VALUE										HX HB WX 55,000										
Oth Rooms				2 100																							BASE TAXABLE VALUE										59,180										
																											TOTAL JUST VALUE										307,000										
																											NCON VALUE										0										
																											INCOME VALUE																				
																											PREVIOUS YEAR MKT VALUE										330,000										