

BUMP JOEL A
4762 ST MARC CT
FERNANDINA BEACH, FL 32034

00-00-30-019C-0030-0000

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			1 100		0192300		1,149				1991	1991	100	100	0			VALUATION BY		STANDARD														
Recreation	POOL		POOL 100		1 CONDO - 100% - 2019													HX Base Yr 2019																
Recreation	TENNIS CT		TENNIS CT 100																Tax Group: 8		Tax Dist:													
Location	CORNER		CORNER 100																BUILDING MARKET VALUE		307,000													
View Lump	PROJECT		PROJECT 100																TOTAL MARKET OB/XF VALUE		0													
Balcony	FOP		FOP 100																TOTAL LAND VALUE - MARKET		0													
Parking 2 CAR	GAR		2 CAR GAR 100																TOTAL MARKET VALUE		307,000													
Bedrooms			2 100																SOH/AGL Deduction		112,036													
Bathrooms			2 100																ASSESSED VALUE		194,964													
Oth Rooms			2 100																TOTAL EXEMPTION VALUE		HX HB WR		55,000											
																			BASE TAXABLE VALUE		139,964													
																			TOTAL JUST VALUE		307,000													
																			NCON VALUE		0													
																			INCOME VALUE															
																			PREVIOUS YEAR MKT VALUE		330,000													