

**L1 PROPERTIES LLC/
1625 HIGHLAND DUNES WAY
FERNANDINA BEACH, FL 32034**

00-00-30-026C-0101-0000

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	0262300		948				2006	2006	100	100	0			VALUATION BY		STANDARD													
Location		EXTERIOR	EXTERIOR 100		1 CONDO - 0% - 0													HX Base Yr		Tax Group: 2		Tax Dist:											
Desirability		TYPICAL	TYPICAL 100																	BUILDING MARKET VALUE		195,326											
Parking		OPEN	OPEN 100																	TOTAL MARKET OB/XF VALUE		0											
User Defined		GOOD	GOOD 100																	TOTAL LAND VALUE - MARKET		0											
																				TOTAL MARKET VALUE		195,326											
																				SOH/AGL Deduction		0											
																				ASSESSED VALUE		195,326											
																				TOTAL EXEMPTION VALUE		0											
																				BASE TAXABLE VALUE		195,326											
																				TOTAL JUST VALUE		195,326											
																				NCON VALUE		0											
																				INCOME VALUE													
																				PREVIOUS YEAR MKT VALUE		193,392											
Quality		03	Quality Level 03																														
DOR CODE		0417	CONDO OFFICE																														
MAP NUM			MKT AREA															02															
NEIGHBORHOOD/LOC		2022.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																													