

PULSINELLI FAMILY REV LVG TRST/PULSINELLI JOHN A T
96032 PARK PL
FERNANDINA BEACH, FL 32034

00-00-30-1901-2303-0000

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			3	100	1950000			2,705								2010	2010	100	100		0			VALUATION BY					STANDARD														
Recreation		AMENITIES	AMENITIES 100		1		CONDO		-		0%		-		0		HX		Base		Yr				Tax Group: 8					Tax Dist:													
Location		INTERIOR	INTERIOR 100																						BUILDING MARKET VALUE					786,000													
Desirability		TOWNHOUSE	TOWNHOUSE 100																						TOTAL MARKET OB/XF VALUE					0													
Balcony		OPEN PORCH	OPEN PORCH 100																						TOTAL LAND VALUE - MARKET					0													
Parking		2 CAR GAR	2 CAR GAR 100																						TOTAL MARKET VALUE					786,000													
Bedrooms			4 100																						SOH/AGL Deduction					116,906													
Bathrooms			4 100																						ASSESSED VALUE					669,094													
User Def		ELEVATOR	ELEVATOR 100																						TOTAL EXEMPTION VALUE					0													
																									BASE TAXABLE VALUE					669,094													
																									TOTAL JUST VALUE					786,000													
																									NCON VALUE					0													
																									INCOME VALUE																		
																									PREVIOUS YEAR MKT VALUE					779,000													
Quality		03	Quality Level 03																																								
DOR CODE		0400	CONDOMINIUM																																								
MAP NUM			MKT AREA																											03													
NEIGHBORHOOD/LOC		3048.00																																									
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																			