

SKY CLEAR RENTALS LLC
548 SEA ISLAND DRIVE
FERNANDINA BEACH, FL 32034

00-00-31-128R-000I-0070

BUILDING CHARACTERISTICS														MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1										2			
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	2	100	1287300		798				1983	1983	100	100		0		VALUATION BY										STANDARD																			
Recreation CLUBHOUSE			CLUBHOUSE 100		1 CONDO - 0% - 0													HX Base Yr										Tax Group: 2										Tax Dist:									
Recreation POOL			POOL 100															BUILDING MARKET VALUE										283,000																			
Recreation TENNIS CT			TENNIS CT 100															TOTAL MARKET OB/XF VALUE										0																			
Location CORNER			CORNER 100															TOTAL LAND VALUE - MARKET										0																			
View Lump SUMICAL			TYPICAL 100															TOTAL MARKET VALUE										283,000																			
Desirable 2ND FLOOR			2ND FLOOR 100															SOH/AGL Deduction										44,352																			
Balcony FOP/PATIO			FOP/PATIO 100															ASSESSED VALUE										238,648																			
Parking OPEN			OPEN 100															TOTAL EXEMPTION VALUE										0																			
Bedrooms			2 100															BASE TAXABLE VALUE										238,648																			
Bathrooms			1 100															TOTAL JUST VALUE										283,000																			
Oth Rooms			2 100															NCON VALUE										0																			
																		INCOME VALUE																													
																		PREVIOUS YEAR MKT VALUE										282,000																			
Quality		03	Quality Level 03																																												
DOR CODE		0400	CONDOMINIUM																																												
MAP NUM			MKT AREA															01																													
NEIGHBORHOOD/LOC		1086.00																																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																											