

HOUSTON LAWRENCE MORLEY II & PAMELA KAYE
15211 LONG ST
OVERLAND PARK, KS 66221

00-00-31-128R-000V-0030

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	1287300				1,352				1983	1983	100	100	0			VALUATION BY		STANDARD																
Recreation Clubhouse		CLUBHOUSE 100	1 CONDO - 0% - 2024														HX Base Yr						Tax Group: 2		Tax Dist:											
Recreation Pool		POOL 100															BUILDING MARKET VALUE		373,000																	
Recreation Tennis CT		TENNIS CT 100															TOTAL MARKET OB/XF VALUE		0																	
Location Corner		CORNER 100															TOTAL LAND VALUE - MARKET		0																	
View Lump Sum		TYPICAL 100															TOTAL MARKET VALUE		373,000																	
Desirability		1ST FLOOR 100															SOH/AGL Deduction		0																	
Balcony FOP/PATIO		FOP/PATIO 100															ASSESSED VALUE		373,000																	
Parking		OPEN 100															TOTAL EXEMPTION VALUE		0																	
Bedrooms		3 100															BASE TAXABLE VALUE		373,000																	
Bathrooms		2 100															TOTAL JUST VALUE		373,000																	
Oth Rooms		2 100															NCON VALUE		0																	
																	INCOME VALUE																			
																	PREVIOUS YEAR MKT VALUE		339,000																	
Quality		03	Quality Level 03														PERMIT NUM		DESCRIPTION				AMT		ISSUED											
DOR CODE		0400	CONDOMINIUM														20062495		H/AC				3,145		11/08/2006											
MAP NUM			MKT AREA				01																													
NEIGHBORHOOD/LOC		1086.00																																		
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																												
TOTALS		1,352				1,352																														
EXTRA FEATURES			2893 FOREST RIDGE DR, FERNANDINA BEACH														BLD DATE						LGL DATE													
																	XF DATE						LAND DATE													
																	INC DATE						AG DATE													
L N		OB/XF CODE		DESCRIPTION		BLD CAP		L		W		UNITS		UT		Adj R		ADJ UNIT PRICE		ORIG COND		YEAR ON		YEAR ACTUAL		Q		% COND		OB/XF MKT VALUE		NOTES				
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