

SWINSON MYRA H
3460 S FLETCHER AVE #305
FERNANDINA BEACH, FL 32034

00-00-31-1632-0305-0000

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			3 100		1632000		1,235				1985	1985	100	100	0			VALUATION BY		STANDARD														
Recreation		P00L	P00L 100		1 CONDO - 100% - 2019										HX Base Yr 2019										Tax Group: 2		Tax Dist:							
Recreation		TENNIS CT	TENNIS CT 100																						BUILDING MARKET VALUE		639,600							
Location		INTERIOR	INTERIOR 100																						TOTAL MARKET OB/XF VALUE		0							
View Lump Sum		OCEAN	OCEAN 100																						TOTAL LAND VALUE - MARKET		0							
Desirability		3RD FLOOR	3RD FLOOR 100																						TOTAL MARKET VALUE		639,600							
Balcony		FOP	FOP 100																						SOH/AGL Deduction		256,651							
Parking		COVERED	COVERED 100																						ASSESSED VALUE		382,949							
Bedrooms			2 100																						TOTAL EXEMPTION VALUE		HX HB WX		55,000					
Bathrooms			2 100																						BASE TAXABLE VALUE		327,949							
Oth Rooms			2 100																						TOTAL JUST VALUE		639,600							
User Defined		REMODEL	REMODEL 100																						NCON VALUE		0							
																									INCOME VALUE									
																									PREVIOUS YEAR MKT VALUE		636,000							
Quality		03	Quality Level 03																															
DOR CODE		0400	CONDOMINIUM																															
MAP NUM			MKT AREA																								01							
NEIGHBORHOOD/LOC			1063.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														