

TAVZEL ERIK R & KERRIANN
4602 CARLTON DUNES DR
FERNANDINA BEACH, FL 32034

00-SB-30-022C-7702-0000

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			7 100										0222300		3,106				1999	1999	100	100		0			VALUATION BY					STANDARD																				
Recreation		POOL	POOL 100										1 CONDO - 100% - 2022										HX Base Yr 2022										Tax Group: 8					Tax Dist:														
Recreation		TENNIS CT	TENNIS CT 100																														BUILDING MARKET VALUE					2,995,000														
Location		N/PRKNG	N/PRKNG 100																														TOTAL MARKET OB/XF VALUE					0														
View Lump Sum		OCEAN	OCEAN 100																														TOTAL LAND VALUE - MARKET					0														
Desirability		7TH FLOOR	7TH FLOOR 100																														TOTAL MARKET VALUE					2,995,000														
Balcony		FOP/PATIO	FOP/PATIO 100																														SOH/AGL Deduction					204,833														
Parking		U/G GARAGE	U/G GARAGE 100																														ASSESSED VALUE					2,790,167														
Bedrooms			4 100																														TOTAL EXEMPTION VALUE					HX HB 50,000														
Bathrooms			4 100																														BASE TAXABLE VALUE					2,740,167														
Oth Rooms			2 100																														TOTAL JUST VALUE					2,995,000														
																																	NCON VALUE					0														
																																	INCOME VALUE																			
																																	PREVIOUS YEAR MKT VALUE					2,815,000														
Quality		05	Quality Level 05																														PERMIT NUM					DESCRIPTION					AMT					ISSUED				
DOR CODE		0400	CONDOMINIUM																														B25192					REMODEL					32,039					09/01/2011				
MAP NUM			MKT AREA																																																	
NEIGHBORHOOD/LOC		3022	00																																																	
AREA TYPE			TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																											