

WIGGINS ROBERT L SR REV TRUST/WIGGINS ROBERT L SR
1548 LAKESIDE CT
FERNANDINA BEACH, FL 32034

00-SB-30-1900-0201-0000



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										8											
Floor			1 100					1900000		1,325				1986	1986	100	100	0				VALUATION BY										STANDARD										
Recreation		POOL	POOL 100					1 CONDO - 0% - 0														HX Base Yr										Tax Group: 8										Tax Dist:
Location		END	END 100																									BUILDING MARKET VALUE										827,950				
View		ANGLE OCEA	ANGLE OCEA 100																									TOTAL MARKET OB/XF VALUE										0				
Balcony FOP/PATIO			FOP/PATIO 100																									TOTAL LAND VALUE - MARKET										0				
Parking		OPEN	OPEN 100																									TOTAL MARKET VALUE										827,950				
Bedrooms			3 100																									SOH/AGL Deduction										136,163				
Bathrooms			3 100																									ASSESSED VALUE										691,787				
Oth Rooms			2 100																									TOTAL EXEMPTION VALUE										0				
																												BASE TAXABLE VALUE										691,787				
																												TOTAL JUST VALUE										827,950				
																												NCON VALUE										0				
																												INCOME VALUE														
																												PREVIOUS YEAR MKT VALUE										836,650				
Quality		04	Quality Level 04																																							
DOR CODE		0400	CONDOMINIUM																																							
MAP NUM			MKT AREA										03																													
NEIGHBORHOOD/LOC		3020.00																																								
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																		
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