

MACLURE HENRY G
95121 AMALFI DR #3B
FERNANDINA BEACH, FL 32034

00-SB-30-225V-0005-03B0

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1		8		
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			2 100		2258300		1,908				2003	2003	100	100	0			VALUATION BY		STANDARD														
Recreation	POOL		POOL 100		1 CONDO - 100% - 2020										HX Base Yr 2020										Tax Group: 8		Tax Dist:							
Location	INTERIOR		INTERIOR 100																						BUILDING MARKET VALUE		580,000							
View Lump Sum	TYPICAL		TYPICAL 100																						TOTAL MARKET OB/XF VALUE		0							
Desirable	UPPER FLAT		UPPER FLAT 100																						TOTAL LAND VALUE - MARKET		0							
Balcony FOP/PATIO			FOP/PATIO 100																						TOTAL MARKET VALUE		580,000							
Parking	ATT GARAGE		ATT GARAGE 100																						SOH/AGL Deduction		202,164							
Bedrooms			3 100																						ASSESSED VALUE		377,836							
Bathrooms			3 100																						TOTAL EXEMPTION VALUE		HX HB		50,000					
Oth Rooms			2 100																						BASE TAXABLE VALUE		327,836							
User Defined	FIREPLACE		FIREPLACE 100																						TOTAL JUST VALUE		580,000							
User Defined	ELEVATOR		ELEVATOR 100																						NCON VALUE		0							
																									INCOME VALUE									
																									PREVIOUS YEAR MKT VALUE		527,000							
Quality		04	Quality Level 04																															
DOR CODE		0400	CONDOMINIUM																															
MAP NUM			MKT AREA		03																													
NEIGHBORHOOD/LOC		3024.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														