

BOWDEN JOAN KEENER REV TRUST/BOWDEN JOAN KEENER TR
428 BEACHSIDE PLACE
FERNANDINA BCH, FL 32034

01-6N-29-V020-0428-0000

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			4 100		8302000			2,696								1999	1999	100	100		0			VALUATION BY					STANDARD										
Recreation		POOL	POOL 100		1 CONDO - 100% - 0																				HX Base Yr					Tax Group: 5					Tax Dist:				
Location		SOUTH	SOUTH 100																						BUILDING MARKET VALUE					1,836,550									
View		OCEAN	OCEAN 100																						TOTAL MARKET OB/XF VALUE					0									
Desirability		4TH FLOOR	4TH FLOOR 100																						TOTAL LAND VALUE - MARKET					0									
Balcony		OPEN	OPEN 100																						TOTAL MARKET VALUE					1,836,550									
Parking/G		U/G GARAGE	U/G GARAGE 100																						SOH/AGL Deduction					970,318									
Bedrooms			3 100																						ASSESSED VALUE					866,232									
Bathrooms			3 100																						TOTAL EXEMPTION VALUE					HX HB WX		55,000							
Oth Rooms			3 100																						BASE TAXABLE VALUE					811,232									
																									TOTAL JUST VALUE					1,836,550									
																									NCON VALUE					0									
																									INCOME VALUE														
																									PREVIOUS YEAR MKT VALUE					1,754,900									
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