

MCSWAIN MICHAEL T & ELIZABETH S
2055 BEACH WOOD ROAD
FERNANDINA BEACH, FL 32034

01-6N-29-V160-2055-0000

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			1 100										8316000		1,690				1974	1974	100	100		0			VALUATION BY																
Recreation		POOL	POOL 100										1 CONDO - 100% - 2024														STANDARD																
Location		INTERIOR	INTERIOR 100																								Tax Group: 5																
View		GOLFCOURSE	GOLFCOURSE 100																								Tax Dist:																
Desirability		TOWNHOUSE	TOWNHOUSE 100																								BUILDING MARKET VALUE																
Balcony FOP/PATIO			FOP/PATIO 100																								TOTAL MARKET OB/XF VALUE																
Parking		OPEN	OPEN 100																								TOTAL LAND VALUE - MARKET																
Bedrooms			3 100																								TOTAL MARKET VALUE																
Bathrooms			3.5 100																								SOH/AGL Deduction																
Oth Rooms			3 100																								ASSESSED VALUE																
																											TOTAL EXEMPTION VALUE																
																											BASE TAXABLE VALUE																
																											TOTAL JUST VALUE																
																											NCON VALUE																
																											INCOME VALUE																
																											PREVIOUS YEAR MKT VALUE																