

AMELIA LAKES CONDOS LLC
463688 SR 200 #421
YULEE, FL 32097

27-2N-28-004L-0223-0000

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			2	100	0045300			1,143				2000	2000	100	100	0			VALUATION BY		STANDARD																		
Recreation		FITNESS CT	FITNESS CT 100		1 CONDO - 0% - 0															HX Base Yr					Tax Group: 4		Tax Dist:												
Recreation		GAMEROOM	GAMEROOM 100																	BUILDING MARKET VALUE		222,000																	
Recreation		POOL	POOL 100																	TOTAL MARKET OB/XF VALUE		0																	
Location		INTERIOR	INTERIOR 100																	TOTAL LAND VALUE - MARKET		0																	
View Lump Sum		TYPICAL	TYPICAL 100																	TOTAL MARKET VALUE		222,000																	
Balcony		FSP	FSP 100																	SOH/AGL Deduction		66,647																	
Parking		OPEN	OPEN 100																	ASSESSED VALUE		155,353																	
Bedrooms			2 100																	TOTAL EXEMPTION VALUE		0																	
Bathrooms			2 100																	BASE TAXABLE VALUE		155,353																	
Oth Rooms			3 100																	TOTAL JUST VALUE		222,000																	
User Defined		FIREPLACE	FIREPLACE 100																	NCON VALUE		0																	
																				INCOME VALUE																			
																				PREVIOUS YEAR MKT VALUE		206,000																	
Quality		03	Quality Level 03																																				
DOR CODE		0400	CONDOMINIUM																																				
MAP NUM			MKT AREA																			04																	
NEIGHBORHOOD/LOC		4010	00																																				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			