

CROW MALLORY L
31010 PARADISE COMMONS #421
FERNANDINA BEACH, FL 32034

27-2N-28-004L-0421-0000

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			1,181				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		CORNER	CORNER 100																	TOTAL LAND VALUE - MARKET					0																
View Lump Sum		TYPICAL	TYPICAL 100																	TOTAL MARKET VALUE					222,000																
Balcony		FSP	FSP 100																	SOH/AGL Deduction					55,815																
Parking		OPEN	OPEN 100																	ASSESSED VALUE					166,185																
Bedrooms			2 100																	TOTAL EXEMPTION VALUE					0																
Bathrooms			2 100																	BASE TAXABLE VALUE					166,185																
Oth Rooms			2 100																	TOTAL JUST VALUE					222,000																
User Def		FIREPLACE	FIREPLACE 100																	NCON VALUE					0																
																				INCOME VALUE																					
																				PREVIOUS YEAR MKT VALUE					206,000																
Quality		03	Quality Level 03																	PERMIT NUM					DESCRIPTION					AMT					ISSUED						
DOR CODE		0400	CONDOMINIUM																	M1217815					H/AC					0					12/01/2012						
MAP NUM			MKT AREA																																						
NEIGHBORHOOD/LOC		4010	00																																						
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																				