

BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
Floor		1 100	0045300		806				2000	2000	100	100	0	
Recreation	FITNESS CT	FITNESS CT 100	1 CONDO - 100% - 2016											
Recreation	GAMEROOM	GAMEROOM 100	HX Base Yr 2016											
Recreation	POOL	POOL 100												
Location	INTERIOR	INTERIOR 100												
View Lump	TYPICAL	TYPICAL 100												
Desirability	FLOOR	1ST FLOOR 100												
Balcony	FSP	FSP 100												
Parking	OPEN	OPEN 100												
Bedrooms		1 100												
Bathrooms		1 100												
Oth Rooms		2 100												
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										
TOTALS	806		806		31183 PARADISE COMMONS 717, FERNANDINA BEACH									

VALUATION BY				STANDARD
Tax Group: 4	Tax Dist:			
BUILDING MARKET VALUE				176,000
TOTAL MARKET OB/XF VALUE				0
TOTAL LAND VALUE - MARKET				0
TOTAL MARKET VALUE				176,000
SOH/AGL Deduction				106,164
ASSESSED VALUE				69,836
TOTAL EXEMPTION VALUE	HX HB SX			69,836
BASE TAXABLE VALUE				0
TOTAL JUST VALUE				176,000
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				173,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
2010/1925	10/06/2015	SW	Q	I	01	75,000	
GRANTOR: WILMINGTON SAVINGS FU							
GRANTEE: VIRGEN AURORA							
2010/1911	8/26/2015	QC	U	I	11	100	
GRANTOR: WELLS FARGO BANK							
GRANTEE: WILMINGTON SAVINGS							

EXTRA FEATURES												BLD DATE	XF DATE	LGL DATE	LAND DATE	AG DATE
L	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

BUILDING NOTES			

BUILDING DIMENSIONS			

LAND DESCRIPTION												TOTAL OB/XF							LAND USE										
L	N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV			