

KETTLES SHARAN
85054 AMAGANSETT DR
FERNANDINA BEACH, FL 32034

27-2N-28-004L-1427-0000

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																								222,000																			
Recreation		POOL	POOL 100																								0																			
Location		INTERIOR	INTERIOR 100																								0																			
View Lump Sum		TYPICAL	TYPICAL 100																								222,000																			
Balcony		FSP	FSP 100																								39,653																			
Parking		OPEN	OPEN 100																								182,347																			
Bedrooms			2 100																								0																			
Bathrooms			2 100																								182,347																			
Oth Rooms			3 100																								222,000																			
User Defined		FIREPLACE	FIREPLACE 100																								0																			
																											0																			
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																																								