

THE COLONY ASSOCIATION OF NASSAU COUNTY INC
1420 TRADEWINDS WAY
FERNANDINA BEACH, FL 32034

00-00-30-0760-0006-0010

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT		CD	CONSTRUCTION					TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY													
																							VALUATION BY					STANDARD						
																							Tax Group: 8					Tax Dist:						
																							BUILDING MARKET VALUE					0						
																							TOTAL MARKET OB/XF VALUE					0						
																							TOTAL LAND VALUE - MARKET					100						
																							TOTAL MARKET VALUE					100						
																							SOH/AGL Deduction					0						
																							ASSESSED VALUE					100						
																							TOTAL EXEMPTION VALUE					0						
																							BASE TAXABLE VALUE					100						
																							TOTAL JUST VALUE					100						
																							NCON VALUE					0						
																							INCOME VALUE											
																							PREVIOUS YEAR MKT VALUE					100						
DOR CODE		0005		COMMON S/D LANDS																														
MAP NUM					MKT AREA		03																											
NEIGHBORHOOD/LOC		3027.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																													
TOTALS																																		
EXTRA FEATURES						1420 TRADEWINDS WAY, FERNANDINA BEACH																												
L N	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																
LAND DESCRIPTION						TOTAL OB/XF 0																												
L N	USE CODE	CLS	LAND USE DESCRIPTION			CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV								
1	000005	C	COMMON S/D L			0		RG-1	0.00	0.00	1.00	UT		1.00	1.00	1.00	100.00	100.00	100															