

LESOINE MELINDA A
1836 PERIMETER PARK RD
FERNANDINA BEACH, FL 32034

00-00-31-102V-0109-0000

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		1028300		1,540				2005	2005	100	100	0			VALUATION BY		STANDARD																			
Location		INTERIOR	INTERIOR 100		1 CONDO - 100% - 2025													HX Base Yr 2025							Tax Group: 2		Tax Dist:												
View Lump Sum		STREET	STREET 100															BUILDING MARKET VALUE		392,890																			
Desirable		UPPER FLAT	UPPER FLAT 100															TOTAL MARKET OB/XF VALUE		0																			
Balcony FOP/PATIO		FOP/PATIO 100																TOTAL LAND VALUE - MARKET		0																			
Parking ATT GARAGE		ATT GARAGE 100																TOTAL MARKET VALUE		392,890																			
Bedrooms		2 100																SOH/AGL Deduction		0																			
Bathrooms		2 100																ASSESSED VALUE		392,890																			
Oth Rooms		2 100																TOTAL EXEMPTION VALUE		HX HB WX VX		60,722																	
																		BASE TAXABLE VALUE		332,168																			
																		TOTAL JUST VALUE		392,890																			
																		NCON VALUE		0																			
																		INCOME VALUE																					
																		PREVIOUS YEAR MKT VALUE		389,000																			
Quality		03	Quality Level 03																																				
DOR CODE		0400	CONDOMINIUM																																				
MAP NUM			MKT AREA																	01																			
NEIGHBORHOOD/LOC		1032.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		