



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	
Floor		1 100	1037300		420				2007	2007	100	100	0		
Recreation	POOL	POOL 100	1 CONDO - 0% - 0												
Location	END	END 100												HX Base Yr	
View	POOL	POOL 100													
Desirability	FLOOR	1ST FLOOR 100													
Balcony	NONE	NONE 100													
Parking/G	GARAGE	U/G GARAGE 100													
Bedrooms		1 100													
Bathrooms		1 100													
Oth Rooms		1 100													
User Def	FIREPLACE	FIREPLACE 100													
Quality		03 Quality Level 03													
DOR CODE		0400 CONDOMINIUM													
MAP NUM		MKT AREA											01		
NEIGHBORHOOD/LOC		1102.00													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE										
TOTALS	420			420											

EXTRA FEATURES																			
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			
2900 ATLANTIC AV 126, FERNANDINA BEACH																			
<table border="0" style="width:100%"> <tr> <td style="width:50%">BLD DATE</td> <td style="width:50%">LGL DATE</td> </tr> <tr> <td>XF DATE</td> <td>LAND DATE</td> </tr> <tr> <td>INC DATE</td> <td>AG DATE</td> </tr> </table>														BLD DATE	LGL DATE	XF DATE	LAND DATE	INC DATE	AG DATE
BLD DATE	LGL DATE																		
XF DATE	LAND DATE																		
INC DATE	AG DATE																		

VALUATION SUMMARY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		103,962	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		0	
TOTAL MARKET VALUE		103,962	
SOH/AGL Deduction		0	
ASSESSED VALUE		103,962	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		103,962	
TOTAL JUST VALUE		103,962	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		102,933	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2122/1728	5/26/2017	SW	Q	I	05	6,916,500
GRANTOR: 2900 ATLANTIC LLC						
GRANTEE: AMELIA ISLAND HOSPI						
1879/1221	9/13/2013	SW	Q	I	05	1,922,800
GRANTOR: HAVEN TRUST PROPRTIE						
GRANTEE: 2900 ATLANTIC LLC						

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION										TOTAL OB/XF										0					
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	