

KUHN THOMAS R & WENDY F
612 OCEAN CLUB CT
FERNANDINA BEACH, FL 32034

01-6N-29-150V-0612-0000

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														
Floor			4 100		1508300		3,224				2001	2001	100	100	0			VALUATION BY					STANDARD									
Recreation		POOL	POOL 100		1 CONDO - 0% - 2025													HX Base Yr					Tax Group: 5					Tax Dist:				
Location		NORTH	NORTH 100																					2,626,800								
View		OCEAN	OCEAN 100																					0								
Desirability		FLOOR	4TH FLOOR 100																					0								
Balcony		OPEN	OPEN 100																					2,626,800								
Parking/G		GARAGE	U/G GARAGE 100																					0								
Bedrooms			4 100																					2,626,800								
Bathrooms			4 100																					0								
Oth Rooms			2 100																					2,626,800								
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