

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT		CD	4 100		8302000		2,696						1999		1999		100		100		0								
Floor Recreation		POOL	POOL 100		1 CONDO - 100% - 2010																								
Location		SOUTH	SOUTH 100																										
View		OCEAN	OCEAN 100																										
Desirability		4TH FLOOR	4TH FLOOR 100																										
Balcony		OPEN	OPEN 100																										
Parking/G		U/G GARAGE	U/G GARAGE 100																										
Bedrooms			3 100																										
Bathrooms			3 100																										
Oth Rooms			3 100																										
Quality		04	Quality Level 04																										
DOR CODE		0400	CONDOMINIUM																										
MAP NUM			MKT AREA		10																								
NEIGHBORHOOD/LOC		10010.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
TOTALS		2,696			2,696																								
EXTRA FEATURES						449 BEACHSIDE PL, FERNANDINA BEACH						BLD DATE				LGL DATE													
												XF DATE				LAND DATE													
												INC DATE				AG DATE													
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												
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