

KOTOPKA JAMES L & SHELLY L
99621 BRADY POINT RD
FERNANDINA BEACH, FL 32034

01-6N-29-V14B-1123-0000

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			1 100							8314022		947				1974	1974	100	100	0				VALUATION BY					STANDARD				
Recreation		POOL	POOL 100							1 CONDO - 0% - 0														Tax Group: 5					Tax Dist:				
Location		INTERIOR	INTERIOR 100																					BUILDING MARKET VALUE					554,000				
View		GC/OCEAN	GC/OCEAN 100																					TOTAL MARKET OB/XF VALUE					0				
Balcony		FOP	FOP 100																					TOTAL LAND VALUE - MARKET					0				
Parking		OPEN	OPEN 100																					TOTAL MARKET VALUE					554,000				
Bedrooms			2 100																					SOH/AGL Deduction					10,710				
Bathrooms			2 100																					ASSESSED VALUE					543,290				
Oth Rooms			2 100																					TOTAL EXEMPTION VALUE					0				
																								BASE TAXABLE VALUE					543,290				
																								TOTAL JUST VALUE					554,000				
																								NCON VALUE					0				
																								INCOME VALUE									
																								PREVIOUS YEAR MKT VALUE					565,000				
Quality		03	Quality Level 03																														
DOR CODE		0400	CONDOMINIUM																														
MAP NUM							MKT AREA										10																
NEIGHBORHOOD/LOC		10008.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA			SUBAREA MARKET VALUE																										