



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						
Parking	DET	GARAGE	DET	GARAGE	100	0045300		264		2000	2000	100	100	0							
1 CONDO - 0% - 0															STANDARD						
															VALUATION BY						
															Tax Group: 4						
															Tax Dist:						
															BUILDING MARKET VALUE						
															TOTAL MARKET OB/XF VALUE						
															TOTAL LAND VALUE - MARKET						
															TOTAL MARKET VALUE						
															SOH/AGL Deduction						
															ASSESSED VALUE						
															TOTAL EXEMPTION VALUE						
															BASE TAXABLE VALUE						
															TOTAL JUST VALUE						
															NCON VALUE						
															INCOME VALUE						
															PREVIOUS YEAR MKT VALUE						
															7,500						
Quality			03 Quality Level 03																		
DOR CODE			0403 CONDO GRG/PRK SPACES																		
MAP NUM			MKT AREA			04															
NEIGHBORHOOD/LOC			4010.00																		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																
TOTALS						264		264													
EXTRA FEATURES						PARADISE COMMONS, FERNANDINA BEACH															
						BLD DATE		XF DATE		LGL DATE		LAND 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					
																BUILDING NOTES					
																BUILDING DIMENSIONS					

LAND DESCRIPTION										TOTAL OB/XF														
L N	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