

DURBANO ALICE T
31010 PARADISE COMMONS #414
FERNANDINA BEACH, FL 32034

27-2N-28-004L-0414-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1				4						
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		FITNESS CT		1 100						0045300			1,181						2000		2000	100	100		0						VALUATION BY					STANDARD				
Recreation		FITNESS CT		FITNESS CT 100						1		CONDO - 100%	- 2006											HX Base Yr 2006					Tax Group: 4					Tax Dist:						
Recreation		GAMEROOM		GAMEROOM 100																										BUILDING MARKET VALUE					226,440					
Recreation		POOL		POOL 100																										TOTAL MARKET OB/XF VALUE					0					
Location		CORNER		CORNER 100																										TOTAL LAND VALUE - MARKET					0					
View Lump Sum		TYPICAL		TYPICAL 100																										TOTAL MARKET VALUE					226,440					
Desirability		1ST FLOOR		1ST FLOOR 100																										SOH/AGL Deduction					156,985					
Balcony		FSP		FSP 100																										ASSESSED VALUE					69,455					
Parking		OPEN		OPEN 100																										TOTAL EXEMPTION VALUE					HX HB 44,455					
Bedrooms				2 100																										BASE TAXABLE VALUE					25,000					
Bathrooms				2 100																										TOTAL JUST VALUE					226,440					
Oth Rooms				2 100																										NCON VALUE					0					
																														INCOME VALUE										
																														PREVIOUS YEAR MKT VALUE					222,000					