



| 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 | | 100 | 45300 | | | | 2000 | 2000 | 100 | 100 | 0 | | | | | |
| | | | 1 CONDO - 0% - 0 | | | | | | | | | | | HX Base Yr | | | | | |
| 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 | | | | | | | | | | | | | | | | |
| 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 | | | |
| | | | | | | | | | | | | | | | | | | | |

| VALUATION BY | | STANDARD |
|---------------------------|-----------|----------|
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 8,000 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 0 |
| TOTAL MARKET VALUE | | 8,000 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 8,000 |
| TOTAL EXEMPTION VALUE | | 0 |
| BASE TAXABLE VALUE | | 8,000 |
| TOTAL JUST VALUE | | 8,000 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 7,500 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
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| SALES DATA | | | | | | |
|-------------------|------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| | | | | | | |
| | | | | | | |

| BUILDING NOTES |
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| BUILDING DIMENSIONS |
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| |

| 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 |
| | | | | | | | | | | | | | | | | | | | | | | | | |