

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		
Floor		1 100	0045300		1,143				2000	2000	100	100	0			
Recreation	CT	FITNESS CT 100	1 CONDO - 0% - 0											HX Base Yr		
Recreation	GAMEROOM	GAMEROOM 100														
Recreation	POOL	POOL 100														
Location	INTERIOR	INTERIOR 100														
View Lump	TYPICAL	TYPICAL 100														
Desirability	FLOOR	1ST FLOOR 100														
Balcony	FSP	FSP 100														
Parking	OPEN	OPEN 100														
Bedrooms		2 100														
Bathrooms		2 100														
Oth Rooms		3 100														
Quality	03	Quality Level 03														
DOR CODE	0400	CONDOMINIUM														
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	1,143			1,143												

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		226,440
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		226,440
SOH/AGL Deduction		31,568
ASSESSED VALUE		194,872
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		194,872
TOTAL JUST VALUE		226,440
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		222,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M17451	H/AC	0	08/01/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2209/0111	5/12/2018	QC	U	I	11	100
GRANTOR: SEIGNIOUS GEORGE & LO						
GRANTEE: LANDLOCKED MERMAID						
1829/1816	12/13/2012	WD	Q	I	01	89,000
GRANTOR: *CONFIDENTIAL*						
GRANTEE: SEIGNIOUS GEORGE &						

EXTRA FEATURES																
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
23699 BAHAMA PT 1113, FERNANDINA BEACH																
BLD DATE																
XF DATE																
INC DATE																
LGL DATE																
LAND DATE																
AG DATE																

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
0																								