

BAILEY CHANDLER
4821 ST MARC COURT
FERNANDINA BEACH, FL 32034

00-00-30-019C-0046-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1										8														
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		POOL		1 100										0192300			1,149						1991		1991	100	100		0						VALUATION BY										STANDARD									
Recreation		POOL		POOL 100										1 CONDO			100% - 2019																	Tax Group: 8										Tax Dist:										
Recreation		TENNIS CT		TENNIS CT 100																													BUILDING MARKET VALUE										291,000											
Location		CORNER		CORNER 100																													TOTAL MARKET OB/XF VALUE										0											
View Lump		PROJECT		PROJECT 100																													TOTAL LAND VALUE - MARKET										0											
Balcony		FOP		FOP 100																													TOTAL MARKET VALUE										291,000											
Parking 2 CAR		GAR		2 CAR GAR 100																													SOH/AGL Deduction										84,965											
Bedrooms				2 100																													ASSESSED VALUE										206,035											
Bathrooms				2 100																													TOTAL EXEMPTION VALUE										HX HB 51,411											
Oth Rooms				2 100																													BASE TAXABLE VALUE										154,624											
																																	TOTAL JUST VALUE										291,000											
																																	NCON VALUE										0											
																																	INCOME VALUE																					
																																	PREVIOUS YEAR MKT VALUE										300,000											