

COGGIN ABNER P & LAURA H
123 HIRTH RD UNIT 1301
FERNANDINA BEACH, FL 32034

00-00-30-0385-0065-0000

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										
Floor			1 100	0385000								1,050			1974	1974	100	100	0				VALUATION BY					STANDARD				
Recreation PLAYGROUND			100	1 CONDO								100% - 2020											Tax Group: 2					Tax Dist:				
Recreation POOL			100																				BUILDING MARKET VALUE					187,047				
Recreation TENNIS CT			100																				TOTAL MARKET OB/XF VALUE					0				
Location EXTERIOR			100																				TOTAL LAND VALUE - MARKET					0				
View MARSH			100																				TOTAL MARKET VALUE					187,047				
Balcony FOP/PATIO			100																				SOH/AGL Deduction					97,190				
Parking OPEN			100																				ASSESSED VALUE					89,857				
Bedrooms			2 100																				TOTAL EXEMPTION VALUE					HX HB 51,411				
Bathrooms			1.5 100																				BASE TAXABLE VALUE					38,446				
Oth Rooms			2 100																				TOTAL JUST VALUE					187,047				
																							NCON VALUE					0				
																							INCOME VALUE									
																							PREVIOUS YEAR MKT VALUE					220,055				
Quality		02	Quality Level 02																													
DOR CODE		0400	CONDOMINIUM																													
MAP NUM			MKT AREA																				02									
NEIGHBORHOOD/LOC		2023.00																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																											