

LANGLEY CHARLES G & WENDY J
1411 N FLETCHER AVE
FERNANDINA BEACH, FL 32034

00-00-31-1010-0066-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD	6 100		1010000		1,596		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION BY		STANDARD	
Floor	POOL	POOL 100		1		CONDO		0%		-		0		HX		Base		Yr								Tax Group: 2		Tax Dist:	
Recreation	TENNIS CT	TENNIS CT 100																								BUILDING MARKET VALUE		671,930	
Location	INTERIOR	INTERIOR 100																								TOTAL MARKET OB/XF VALUE		0	
View Lump	OCEAN	OCEAN 100																								TOTAL LAND VALUE - MARKET		0	
Desirability	FLOOR	6TH FLOOR 100																								TOTAL MARKET VALUE		671,930	
Balcony FOP/PATIO	FOP/PATIO	FOP/PATIO 100																								ASSESSSED VALUE		671,930	
Parking	OPEN	OPEN 100																								TOTAL EXEMPTION VALUE		0	
Bedrooms		3 100																								BASE TAXABLE VALUE		671,930	
Bathrooms		2 100																								TOTAL JUST VALUE		671,930	
Oth Rooms		2 100																								NCON VALUE		0	
User Definition	ORIGINAL	ORIGINAL 100																								INCOME VALUE			
																										PREVIOUS YEAR MKT VALUE		678,720	