

NEMIER FAMILY TRUST
2740-A OKLAWAHA AVE
FERNANDINA BEACH, FL 32034

00-00-31-1225-0306-0000

BUILDING CHARACTERISTICS																	MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1									
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			3	100					1225000		801					1985	1985	100	100	0	VALUATION BY					STANDARD																				
Location		EXTERIOR	EXTERIOR 100				1 CONDO				0% - 0								HX Base Yr					Tax Group: 2					Tax Dist:																	
View Lump Sum		OCEAN	OCEAN 100																		BUILDING MARKET VALUE					508,200																				
Desirable 3RD FLOOR			3RD FLOOR 100																		TOTAL MARKET OB/XF VALUE					0																				
Balcony FOP/PATIO			FOP/PATIO 100																		TOTAL LAND VALUE - MARKET					0																				
Parking		OPEN	OPEN 100																		TOTAL MARKET VALUE					508,200																				
Bedrooms			2 100																		SOH/AGL Deduction					0																				
Bathrooms			1 100																		ASSESSED VALUE					508,200																				
Oth Rooms			2 100																		TOTAL EXEMPTION VALUE					0																				
																					BASE TAXABLE VALUE					508,200																				
																					TOTAL JUST VALUE					508,200																				
																					NCON VALUE					0																				
																					INCOME VALUE																									
																					PREVIOUS YEAR MKT VALUE					521,400																				
Quality		03	Quality Level 03																		PERMIT NUM					DESCRIPTION					AMT					ISSUED										
DOR CODE		0400	CONDOMINIUM																		20121183					WATER HEATER					800					06/19/2012										
MAP NUM			MKT AREA				01																		20081243					REPAIR/RRF					40,444					08/04/2008						
NEIGHBORHOOD/LOC			1088.00																		20081249					REPAIR/RRF					40,444					08/04/2008										
			AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																						