

P&LAME2 LLC
PO BOX 950
FERNANDINA BEACH, FL 32035

00-SB-30-225V-0006-04C0

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			1 100		2258300		2,093				2003	2003	100	100	0			VALUATION BY					STANDARD										
Recreation	POOL		POOL 100		1 CONDO		0% - 2025											Tax Group: 8					Tax Dist:										
Location	EXTERIOR		EXTERIOR 100															BUILDING MARKET VALUE					543,000										
View Lump	TYPICAL		TYPICAL 100															TOTAL MARKET OB/XF VALUE					0										
Desirability	TOWNHOUSE		TOWNHOUSE 100															TOTAL LAND VALUE - MARKET					0										
Balcony	FOP/PATIO		FOP/PATIO 100															TOTAL MARKET VALUE					543,000										
Parking	ATT GARAGE		ATT GARAGE 100															SOH/AGL Deduction					0										
Bedrooms			3 100															ASSESSED VALUE					543,000										
Bathrooms			3.5 100															TOTAL EXEMPTION VALUE					0										
Oth Rooms			2 100															BASE TAXABLE VALUE					543,000										
User Defined	FIREPLACE		FIREPLACE 100															TOTAL JUST VALUE					543,000										
																		NCON VALUE					0										
																		INCOME VALUE															
																		PREVIOUS YEAR MKT VALUE					624,000										