

BYERS DIANA L/ALTON DOUGLAS C JR
3054 SEA MARSH ROAD
FERNANDINA BEACH, FL 32034

01-6N-29-V040-3054-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																
Floor	2	1	100	8304000	MDL	1,748	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY																			
Recreation	2	2	100	1	CONDO	100%	-	2026	HX Base Yr 2026										STANDARD																	
Location	END	END	100											Tax Group: 5										Tax Dist:												
View	GC/MARSH	GC/MARSH	100											BUILDING MARKET VALUE										595,000												
Balcony	FOP/PATIO	FOP/PATIO	100											TOTAL MARKET OB/XF VALUE										0												
Parking	OPEN	OPEN	100											TOTAL LAND VALUE - MARKET										0												
Bedrooms		3	100											TOTAL MARKET VALUE										595,000												
Bathrooms		2.5	100											SOH/AGL Deduction										93,705												
Oth Rooms		2	100											ASSESSED VALUE										501,295												
User Defined	REMODEL	REMODEL	100											TOTAL EXEMPTION VALUE										HX HB 51,411												
																	BASE TAXABLE VALUE										449,884									
																	TOTAL JUST VALUE										595,000									
																	NCON VALUE										0									
																	INCOME VALUE																			
																	PREVIOUS YEAR MKT VALUE										600,000									