

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1				5						
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				8316000		1,210				1974	1974	100	100	0			VALUATION BY					STANDARD															
Recreation		POOL	POOL 100				1 CONDO 0% - 2024										HX Base Yr										Tax Group: 5					Tax Dist:								
Location		INTERIOR	INTERIOR 100																								BUILDING MARKET VALUE					415,000								
View		GOLFCOURSE	GOLFCOURSE 100																								TOTAL MARKET OB/XF VALUE					0								
Desirability		1ST FLOOR	1ST FLOOR 100																								TOTAL LAND VALUE - MARKET					0								
Balcony FOP/PATIO			FOP/PATIO 100																								TOTAL MARKET VALUE					415,000								
Parking		OPEN	OPEN 100																								SOH/AGL Deduction					0								
Bedrooms			2 100																								ASSESSED VALUE					415,000								
Bathrooms			2 100																								TOTAL EXEMPTION VALUE					0								
Oth Rooms			2 100																								BASE TAXABLE VALUE					415,000								
																											TOTAL JUST VALUE					415,000								
																											NCON VALUE					0								
																											INCOME VALUE													
																											PREVIOUS YEAR MKT VALUE					487,000								
Quality		03	Quality Level 03																																					
DOR CODE		0400	CONDOMINIUM																																					
MAP NUM							MKT AREA				10																													
NEIGHBORHOOD/LOC		10012.00																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA		SUBAREA MARKET VALUE																																		
TOTALS		1,210					1,210																																	
EXTRA FEATURES							2013 BEACH WOOD RD, FERNANDINA BEACH										BLD DATE				LGL DATE																			
																	XF DATE				LAND DATE																			
																	INC DATE				AG DATE																			
L N	OB/XF CODE	DESCRIPTION		BLD	CAP	L	W	UNITS		UT	Adj R	ADJ UNIT PRICE		ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE		NOTES																			
LAND DESCRIPTION										TOTAL OB/XF										0																				
L N	USE CODE	CLS	LAND USE DESCRIPTION		CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES		YEAR	DENSITY	DECL	FRZ	YR	CONSRV														
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