

FRENCH JOINT TRUST/FRENCH DOUGLAS S CO-TRUSTEE
1774 DUNES CLUB PL
FERNANDINA BEACH, FL 32034

02-6N-29-DCVO-0001-7020

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
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	2	P	POOLS	7	100	31	23830		3,059			2003	2003	100	100	0			VALUATION BY		STANDARD										
Recreation	2	P	POOLS	2	POOLS	100	1	CONDO	100%	-	2023	HX Base Yr 2023										Tax Group: 5		Tax Dist:							
Recreation	1	C	TENNIS CT	TENNIS CT	100														BUILDING MARKET VALUE		3,142,500										
Location			SOUTH	SOUTH	100														TOTAL MARKET OB/XF VALUE		0										
View			OCEAN	OCEAN	100														TOTAL LAND VALUE - MARKET		0										
Desirability			7TH FLOOR	7TH FLOOR	100														TOTAL MARKET VALUE		3,142,500										
Balcony	960SF	FOP	960SF FOP	960SF FOP	100														SOH/AGL Deduction		0										
Parking	DET1 U/G1		DET1 U/G1	DET1 U/G1	100														ASSESSED VALUE		3,142,500										
Bedrooms			3	100															TOTAL EXEMPTION VALUE		HX HB		51,411								
Bathrooms			3.5	100															BASE TAXABLE VALUE		3,091,089										
Oth Rooms			3	100															TOTAL JUST VALUE		3,142,500										
																			NCON VALUE		0										
																			INCOME VALUE												
																			PREVIOUS YEAR MKT VALUE		3,489,000										
Quality		04	Quality Level 04																												
DOR CODE		0400	CONDOMINIUM																												
MAP NUM			MKT AREA		10																										
NEIGHBORHOOD/LOC		10004.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										