

SINUSAS JANET
30908 PARADISE COMMONS #113
FERNANDINA BEACH, FL 32034

27-2N-28-004L-0113-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1				4									
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		FITNESS CT		1 100		0045300		MDL		806		1 CONDO		100% - 2026				2000		2000		100		100		0				VALUATION BY										STANDARD			
Recreation		FITNESS CT		FITNESS CT 100																										Tax Group: 4										Tax Dist:			
Recreation		GAMEROOM		GAMEROOM 100																										BUILDING MARKET VALUE										188,500			
Recreation		POOL		POOL 100																										TOTAL MARKET OB/XF VALUE										0			
Location		INTERIOR		INTERIOR 100																										TOTAL LAND VALUE - MARKET										0			
View Lump Sum		TYPICAL		TYPICAL 100																										TOTAL MARKET VALUE										188,500			
Desirability		1ST FLOOR		1ST FLOOR 100																										SOH/AGL Deduction										0			
Balcony		FSP		FSP 100																										ASSESSED VALUE										188,500			
Parking		OPEN		OPEN 100																										TOTAL EXEMPTION VALUE										HX HB 51,411			
Bedrooms				1 100																										BASE TAXABLE VALUE										137,089			
Bathrooms				1 100																										TOTAL JUST VALUE										188,500			
Oth Rooms				2 100																										NCON VALUE										0			
																														INCOME VALUE													
																														PREVIOUS YEAR MKT VALUE										179,529			