

GARTZKE FRAUKE
463688 SR 200 #421
YULEE, FL 32097

27-2N-28-004L-0228-0000

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			2 100											0045300		1,181				2000	2000	100	100		0			VALUATION BY					STANDARD								
Recreation	FITNESS CT		FITNESS CT 100											1 CONDO	0%	- 0											HX Base Yr					Tax Group: 4					Tax Dist:				
Recreation	GAMEROOM		GAMEROOM 100																									BUILDING MARKET VALUE					203,800								
Recreation	POOL		POOL 100																								TOTAL MARKET OB/XF VALUE					0									
Location	CORNER		CORNER 100																								TOTAL LAND VALUE - MARKET					0									
View Lump Sum	TYPICAL		TYPICAL 100																								TOTAL MARKET VALUE					203,800									
Balcony	FSP		FSP 100																								SOH/AGL Deduction					0									
Parking	OPEN		OPEN 100																								ASSESSED VALUE					203,800									
Bedrooms			2 100																								TOTAL EXEMPTION VALUE					0									
Bathrooms			2 100																								BASE TAXABLE VALUE					203,800									
Oth Rooms			2 100																								TOTAL JUST VALUE					203,800									
User Defined	FIREPLACE		FIREPLACE 100																								NCON VALUE					0									
																											INCOME VALUE														
																											PREVIOUS YEAR MKT VALUE					226,440									