

WHITE RYSKA
31255 PARADISE COMMONS #921
FERNANDINA BEACH, FL 32034

27-2N-28-004L-0921-0000

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		FITNESS CT		2 100										0045300				806						2000		2000		100		100		0				VALUATION BY										STANDARD									
Recreation		FITNESS CT		FITNESS CT 100										1 CONDO		100%		- 2026																		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		LAKE		LAKE 100																																TOTAL MARKET VALUE										188,500									
Balcony		FSP		FSP 100																																SOH/AGL Deduction										0									
Parking		OPEN		OPEN 100																																ASSESSED VALUE										188,500									
Bedrooms				1 100																																TOTAL EXEMPTION VALUE										HX HB 51,411									
Bathrooms				1 100																																BASE TAXABLE VALUE										137,089									
Oth Rooms				2 100																																TOTAL JUST VALUE										188,500									
User Defined		FIREPLACE		FIREPLACE 100																																NCON VALUE										0									
																																				INCOME VALUE																			
																																				PREVIOUS YEAR MKT VALUE										179,520									