

RIOS IRIS D
23643 BAHAMA POINT UNIT 1313
FERNANDINA BEACH, FL 32034

27-2N-28-004L-1313-0000

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				1,143						2000		2000		100		100		0						VALUATION BY					STANDARD						
Recreation		FITNESS CT		FITNESS CT 100						1 CONDO				0% - 2024																						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		INTERIOR		INTERIOR 100																																TOTAL LAND VALUE - MARKET					0				
View Lump Sum		LAKE		LAKE 100																																TOTAL MARKET VALUE					203,800				
Desirability		1ST FLOOR		1ST FLOOR 100																																SOH/AGL Deduction					0				
Balcony		FSP		FSP 100																																ASSESSED VALUE					203,800				
Parking		OPEN		OPEN 100																																TOTAL EXEMPTION VALUE					0				
Bedrooms				2 100																																BASE TAXABLE VALUE					203,800				
Bathrooms				2 100																																TOTAL JUST VALUE					203,800				
Oth Rooms				3 100																																NCON VALUE					0				
																																				INCOME VALUE									
																																				PREVIOUS YEAR MKT VALUE					226,440				