

JACKSON LAURA
23643 BAHAMA PT # 1325
FERNANDINA BEACH, FL 32034

27-2N-28-004L-1325-0000

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			2 100											0045300		1,181				2000	2000	100	100	0			VALUATION BY										STANDARD																			
Recreation	FITNESS CT		FITNESS CT 100											1 CONDO		100% - 2025											HX Base Yr 2025										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	LAKE		LAKE 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										HX HB 51,411																		
Bathrooms			2 100																									BASE TAXABLE VALUE										152,389																		
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																		