

KETTLES SHARAN
85054 AMAGANSETT DR
FERNANDINA BEACH, FL 32034

27-2N-28-004L-1427-0000

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		1,143			2000	2000	100	100	0				VALUATION BY		STANDARD										
Recreation	FITNESS CT		FITNESS CT 100											1 CONDO	0%	- 0											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	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			3 100																					TOTAL JUST VALUE		203,800													
User Defined	FIREPLACE		FIREPLACE 100																					NCON VALUE		0													
																								INCOME VALUE															
																								PREVIOUS YEAR MKT VALUE		226,440													