

CLOSSON MARSHA M
23509 BAHAMA PT #1721
FERNANDINA BEACH, FL 32034

27-2N-28-004L-1721-0000

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		1,435				2000	2000	100	100	0			VALUATION BY										STANDARD																				
Recreation	FITNESS CT		FITNESS CT 100											1	CONDO	100%	- 2023											HX Base Yr 2023										Tax Group: 4										Tax Dist:									
Recreation	GAMEROOM		GAMEROOM 100																					BUILDING MARKET VALUE										235,340																							
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										235,340																							
Balcony	FSP		FSP 100																					SOH/AGL Deduction										0																							
Parking	OPEN		OPEN 100																					ASSESSED VALUE										235,340																							
Bedrooms			3 100																					TOTAL EXEMPTION VALUE										HX HB 51,411																							
Bathrooms			2 100																					BASE TAXABLE VALUE										183,929																							
Oth Rooms			3 100																					TOTAL JUST VALUE										235,340																							
User Defined	FIREPLACE		FIREPLACE 100																					NCON VALUE										0																							
																								INCOME VALUE																																	
																								PREVIOUS YEAR MKT VALUE										244,800																							