

PT OF LOTS 31 & 32  
IN OR 2179/1578  
FLORENCE POINT PB 4/109 & 110

FOX TERESA REVOCABLE TRUST/FOX TERESA H TRUSTEE  
5480 MARSHVIEW LN  
FERNANDINA BEACH, FL 32034

2023

00-00-30-0250-0031-0000



| BUILDING CHARACTERISTICS                                                                                                                      |                  |                  |                                 |                      | MARKET ADJUSTMENTS                   |             |                |                |             |                |           |          |             |         |             |                                   |            | NASSAU COUNTY PROPERTY |  |  |  |  |  |  |  |  |  |  |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------|------------------|------------------|---------------------------------|----------------------|--------------------------------------|-------------|----------------|----------------|-------------|----------------|-----------|----------|-------------|---------|-------------|-----------------------------------|------------|------------------------|--|--|--|--|--|--|--|--|--|--|--|--|
| ELEMENT                                                                                                                                       | CD               | CONSTRUCTION     | TYPE                            | MDL                  | EFF. AREA                            | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB         | EYB            | ECON      | FNCT     | NORM        | % COND  | PAGE 1 of 1 |                                   |            |                        |  |  |  |  |  |  |  |  |  |  |  |  |
| Exterior Wall                                                                                                                                 | 10               | ABOVE AVG 100    | 0900                            | 01                   | 4,615                                | 100.8780    | 119.79         | 552,831        | 1985        | 2004           | 0         | 0        | 0           | 8.50    | 91.50       | VALUATION BY STANDARD             |            |                        |  |  |  |  |  |  |  |  |  |  |  |  |
| Roof Structur                                                                                                                                 | 03               | GABLE/HIP 100    | 1 SNGL FAM - 0% - 0             |                      |                                      |             |                |                |             |                |           |          |             |         |             | Heated Area: 4149 HX Base Yr      |            |                        |  |  |  |  |  |  |  |  |  |  |  |  |
| Roof Cover                                                                                                                                    | 03               | COMP SHNGL 100   |                                 |                      |                                      |             |                |                |             |                |           |          |             |         |             | Tax Group: 8 Tax Dist:            |            |                        |  |  |  |  |  |  |  |  |  |  |  |  |
| Interior Wall                                                                                                                                 | 05               | DRYWALL 50       |                                 |                      |                                      |             |                |                |             |                |           |          |             |         |             | BUILDING MARKET VALUE 505,840     |            |                        |  |  |  |  |  |  |  |  |  |  |  |  |
| Interior Wall                                                                                                                                 | 08               | DECORATIVE 50    |                                 |                      |                                      |             |                |                |             |                |           |          |             |         |             | TOTAL MARKET OB/XF VALUE 24,478   |            |                        |  |  |  |  |  |  |  |  |  |  |  |  |
| Interior Floo                                                                                                                                 | 11               | CLAY TILE 60     |                                 |                      |                                      |             |                |                |             |                |           |          |             |         |             | TOTAL LAND VALUE - MARKET 300,000 |            |                        |  |  |  |  |  |  |  |  |  |  |  |  |
| Interior Floo                                                                                                                                 | 14               | CARPET 40        |                                 |                      |                                      |             |                |                |             |                |           |          |             |         |             | TOTAL MARKET VALUE 830,318        |            |                        |  |  |  |  |  |  |  |  |  |  |  |  |
| Air Condition                                                                                                                                 | 03               | CENTRAL 100      |                                 |                      |                                      |             |                |                |             |                |           |          |             |         |             | SOH/AGL Deduction 199,393         |            |                        |  |  |  |  |  |  |  |  |  |  |  |  |
| Heating Type                                                                                                                                  | 04               | AIR DUCTED 100   |                                 |                      |                                      |             |                |                |             |                |           |          |             |         |             | ASSESSED VALUE 630,925            |            |                        |  |  |  |  |  |  |  |  |  |  |  |  |
| Bedrooms                                                                                                                                      | 4                | 100              |                                 |                      |                                      |             |                |                |             |                |           |          |             |         |             | TOTAL EXEMPTION VALUE 0           |            |                        |  |  |  |  |  |  |  |  |  |  |  |  |
| Bathrooms                                                                                                                                     | 4                | 100              |                                 |                      |                                      |             |                |                |             |                |           |          |             |         |             | BASE TAXABLE VALUE 630,925        |            |                        |  |  |  |  |  |  |  |  |  |  |  |  |
| Frame                                                                                                                                         | 02               | WOOD FRAME 100   |                                 |                      |                                      |             |                |                |             |                |           |          |             |         |             | TOTAL JUST VALUE 830,318          |            |                        |  |  |  |  |  |  |  |  |  |  |  |  |
| Stories                                                                                                                                       | 2.               | 2. 100           | NCON VALUE 0                    |                      |                                      |             |                |                |             |                |           |          |             |         |             |                                   |            |                        |  |  |  |  |  |  |  |  |  |  |  |  |
| Units                                                                                                                                         | 0                | 100              | INCOME VALUE                    |                      |                                      |             |                |                |             |                |           |          |             |         |             |                                   |            |                        |  |  |  |  |  |  |  |  |  |  |  |  |
| BUD8 Adjustme                                                                                                                                 | 05               | DIST 1A 100      | PREVIOUS YEAR MKT VALUE 599,711 |                      |                                      |             |                |                |             |                |           |          |             |         |             |                                   |            |                        |  |  |  |  |  |  |  |  |  |  |  |  |
| Occupancy                                                                                                                                     | 00               | NONE 100         |                                 |                      |                                      |             |                |                |             |                |           |          |             |         |             |                                   |            |                        |  |  |  |  |  |  |  |  |  |  |  |  |
| Quality                                                                                                                                       | 03               | Quality Level 03 |                                 |                      |                                      |             |                |                |             |                |           |          |             |         |             |                                   |            |                        |  |  |  |  |  |  |  |  |  |  |  |  |
| DOR CODE                                                                                                                                      | 0100             | SINGLE FAMILY    |                                 |                      |                                      |             |                |                |             |                |           |          |             |         |             |                                   |            |                        |  |  |  |  |  |  |  |  |  |  |  |  |
| MAP NUM                                                                                                                                       |                  | MKT AREA         | 03                              |                      |                                      |             |                |                |             |                |           |          |             |         |             |                                   |            |                        |  |  |  |  |  |  |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC                                                                                                                              | 3035.00          |                  |                                 |                      |                                      |             |                |                |             |                |           |          |             |         |             |                                   |            |                        |  |  |  |  |  |  |  |  |  |  |  |  |
| AREA TYPE                                                                                                                                     | TOTAL GROSS AREA | PCT OF BASE      | TOT ADJ AREA                    | SUBAREA MARKET VALUE |                                      |             |                |                |             |                |           |          |             |         |             |                                   |            |                        |  |  |  |  |  |  |  |  |  |  |  |  |
| BAS                                                                                                                                           | 1,847            | 100              | 1,847                           | 202,446              |                                      |             |                |                |             |                |           |          |             |         |             |                                   |            |                        |  |  |  |  |  |  |  |  |  |  |  |  |
| BAS                                                                                                                                           | 28               | 100              | 28                              | 3,069                |                                      |             |                |                |             |                |           |          |             |         |             |                                   |            |                        |  |  |  |  |  |  |  |  |  |  |  |  |
| BAS                                                                                                                                           | 168              | 100              | 168                             | 18,414               |                                      |             |                |                |             |                |           |          |             |         |             |                                   |            |                        |  |  |  |  |  |  |  |  |  |  |  |  |
| BAS                                                                                                                                           | 377              | 100              | 377                             | 41,322               |                                      |             |                |                |             |                |           |          |             |         |             |                                   |            |                        |  |  |  |  |  |  |  |  |  |  |  |  |
| FGR                                                                                                                                           | 729              | 55               | 401                             | 43,953               |                                      |             |                |                |             |                |           |          |             |         |             |                                   |            |                        |  |  |  |  |  |  |  |  |  |  |  |  |
| FOP                                                                                                                                           | 16               | 30               | 5                               | 548                  |                                      |             |                |                |             |                |           |          |             |         |             |                                   |            |                        |  |  |  |  |  |  |  |  |  |  |  |  |
| FOP                                                                                                                                           | 152              | 30               | 46                              | 5,042                |                                      |             |                |                |             |                |           |          |             |         |             |                                   |            |                        |  |  |  |  |  |  |  |  |  |  |  |  |
| FUS                                                                                                                                           | 399              | 100              | 399                             | 43,733               |                                      |             |                |                |             |                |           |          |             |         |             |                                   |            |                        |  |  |  |  |  |  |  |  |  |  |  |  |
| FUS                                                                                                                                           | 602              | 100              | 602                             | 65,984               |                                      |             |                |                |             |                |           |          |             |         |             |                                   |            |                        |  |  |  |  |  |  |  |  |  |  |  |  |
| FUS                                                                                                                                           | 728              | 100              | 728                             | 79,794               |                                      |             |                |                |             |                |           |          |             |         |             |                                   |            |                        |  |  |  |  |  |  |  |  |  |  |  |  |
| TOTALS                                                                                                                                        | 5,321            |                  | 4,615                           | 505,840              |                                      |             |                |                |             |                |           |          |             |         |             |                                   |            |                        |  |  |  |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                                |                  |                  |                                 |                      | ** This building has 13 Sub-Areas    |             |                |                |             |                |           |          |             |         |             |                                   |            |                        |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                                               |                  |                  |                                 |                      | 5480 MARSH VIEW LN, FERNANDINA BEACH |             |                |                |             |                |           |          |             |         |             |                                   |            |                        |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                                               |                  |                  |                                 |                      | BLD DATE                             |             |                |                |             |                |           |          |             |         |             |                                   |            |                        |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                                               |                  |                  |                                 |                      | XF DATE                              |             |                |                |             |                |           |          |             |         |             |                                   |            |                        |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                                               |                  |                  |                                 |                      | INC DATE                             |             |                |                |             |                |           |          |             |         |             |                                   |            |                        |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                                               |                  |                  |                                 |                      | LGL DATE                             |             |                |                |             |                |           |          |             |         |             |                                   |            |                        |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                                               |                  |                  |                                 |                      | LAND DATE                            |             |                |                |             |                |           |          |             |         |             |                                   |            |                        |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                                               |                  |                  |                                 |                      | AG DATE                              |             |                |                |             |                |           |          |             |         |             |                                   |            |                        |  |  |  |  |  |  |  |  |  |  |  |  |
| L N                                                                                                                                           | OB/XF CODE       | DESCRIPTION      | BLD                             | CAP                  | L                                    | W           | UNITS          | UT             | Adj R       | ADJ UNIT PRICE | ORIG COND | YEAR ON  | YEAR ACTUAL | Q       | % COND      | OB/XF MKT VALUE                   | NOTES      |                        |  |  |  |  |  |  |  |  |  |  |  |  |
| 4                                                                                                                                             | 0812             | CONCRETE C       | 0                               | 0                    | 0                                    | 0           | 2,851.00       | SF             | 4.00        | 4.00           | 100       | 2004     | 2004        | 3       | 86          | 9,807                             |            |                        |  |  |  |  |  |  |  |  |  |  |  |  |
| 5                                                                                                                                             | 0810             | CONCRETE A       | 0                               | 0                    | 0                                    | 0           | 115.00         | SF             | 6.50        | 6.50           | 100       | 2004     | 2004        | 3       | 86          | 643                               |            |                        |  |  |  |  |  |  |  |  |  |  |  |  |
| 6                                                                                                                                             | 1129             | STONE 8"         | 0                               | 0                    | 0                                    | 0           | 255.00         | SF             | 7.88        | 7.88           | 100       | 2005     | 2005        | 3       | 96          | 1,928                             |            |                        |  |  |  |  |  |  |  |  |  |  |  |  |
| 7                                                                                                                                             | 0500             | FP-PRE FAB       | 0                               | 0                    | 0                                    | 0           | 1.00           | UT             | 3,500.00    | 3,500.00       | 100       | 2004     | 2004        | 3       | 89          | 3,115                             |            |                        |  |  |  |  |  |  |  |  |  |  |  |  |
| 8                                                                                                                                             | 0300             | BOAT DCK W       | 0                               | 0                    | 81                                   | 4           | 324.00         | SF             | 40.00       | 40.00          | 100       | 2007     | 2007        | 3       | 52          | 6,739                             |            |                        |  |  |  |  |  |  |  |  |  |  |  |  |
| 9                                                                                                                                             | 0300             | BOAT DCK W       | 0                               | 0                    | 9                                    | 12          | 108.00         | SF             | 40.00       | 40.00          | 100       | 2007     | 2007        | 3       | 52          | 2,246                             |            |                        |  |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL OB/XF 24,478                                                                                                                            |                  |                  |                                 |                      |                                      |             |                |                |             |                |           |          |             |         |             |                                   |            |                        |  |  |  |  |  |  |  |  |  |  |  |  |
| LAND DESCRIPTION                                                                                                                              |                  |                  |                                 |                      |                                      |             |                |                |             |                |           |          |             |         |             |                                   |            |                        |  |  |  |  |  |  |  |  |  |  |  |  |
| L N                                                                                                                                           | USE CODE         | CLS              | LAND USE DESCRIPTION            | CAP                  | R D                                  | LOC ZONE    | FRONT          | DEPTH          | TOT LND UTS | UNIT TYPE      | D T       | DPH FACT | % COND      | TOT ADJ | UNIT PRICE  | ADJ UNIT PRICE                    | LAND VALUE |                        |  |  |  |  |  |  |  |  |  |  |  |  |
| 1                                                                                                                                             | 000100           | C                | SFR                             | 0                    |                                      | RS-1        | 0.00           | 0.00           | 1.00        | LT             |           | 1.00     | 1.00        | 1.00    | 300,000.00  | 300,000.00                        | 300,000    |                        |  |  |  |  |  |  |  |  |  |  |  |  |
| REVIEW DATE 01/16/2018 BY DJX Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/02/2023 BY SYS |                  |                  |                                 |                      |                                      |             |                |                |             |                |           |          |             |         |             |                                   |            |                        |  |  |  |  |  |  |  |  |  |  |  |  |