

CRISHER JAMES N EST/DEBORAH CRISHER
C/O DEBORAH A CRISHER, 2059 OAK MARSH DRIVE
FERNANDINA BEACH, FL 32034

00-00-31-1510-0001-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																									
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																							
Exterior Wall	12	CEDAR 80								0900	01	2,988	117.7491	139.83	417,812	1985	1985	0	0	0	18.50	81.50	VALUATION BY																						
Exterior Wall	23	REINF CONC 20								1 SNGL FAM - 50% - 2021										Heated Area: 2595										HX Base Yr 2021															
Roof Structur	03	GABLE/HIP 100																												Tax Group: 2								Tax Dist:							
Roof Cover	03	COMP SHNGL 100																												BUILDING MARKET VALUE								340,517							
Interior Wall	05	DRYWALL 100																												TOTAL MARKET OB/XF VALUE								24,499							
Interior Floo	11	CLAY TILE 50																												TOTAL LAND VALUE - MARKET								369,000							
Interior Floo	14	CARPET 50																												TOTAL MARKET VALUE								734,016							
Air Condition	03	CENTRAL 100																												SOH/AGL Deduction								22,453							
Heating Type	04	AIR DUCTED 100																												ASSESSED VALUE								711,563							
Bedrooms		4 100																												TOTAL EXEMPTION VALUE								HA HAB 50,000							
Bathrooms		3 100																												BASE TAXABLE VALUE								661,563							
Frame	02	WOOD FRAME 100																												TOTAL JUST VALUE								734,016							
Stories	1.5	1.5 100																												NCON VALUE								0							
Units		0 100																												INCOME VALUE															
BUD8 Adjustme	02	DIST FB 100																												PREVIOUS YEAR MKT VALUE								699,273							
Occupancy	00	NONE 100																																											
Quality	04	Quality Level 04																																											
DOR CODE	0100	SINGLE FAMILY																																											
MAP NUM		MKT AREA																																				01							
NEIGHBORHOOD/LOC	1007.00																																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																									
BAS	2,190	100	2,190	249,576																																									
FEP	81	80	65	7,408																																									
FGR	558	55	307	34,986																																									
FOP	70	30	21	2,393																																									
FUS	405	100	405	46,154																																									
TOTALS	3,304		2,988	340,517																																									
EXTRA FEATURES					2059 OAK MARSH DR, FERNANDINA BEACH															BLD DATE										LGL DATE															
																				XF DATE										LAND DATE															
																				INC 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																													
1	0810	CONCRETE A	0	50	0	0		1,544.00	SF 6.50	6.50	100	1985	1985	3	49.5	4,968																													
2	1242	WD DECK A	0	50	0	0		867.00	SF 10.00	10.00	100	1993	1993	3	20	1,734																													
3	0504	FP-ELECTRI	0	50	0	0		1.00	UT 2,000.00	2,000.00	100	1985	1985	3	60	1,200																													
4	0875	HOT TUB	0	50	0	0		1.00	UT 1,200.00	1,200.00	100	2001	2001	3	20	240																													
5	0100	BAR-B-Q	0	50	0	0		1.00	UT 200.00	200.00	100	1985	1985	3	20	40																													
6	0810	CONCRETE A	0	50	43	3		129.00	SF 6.50	6.50	100	1985	1985	3	49.5	415																													
7	0835	QUARY TILE	0	50	0	0		90.00	SF 10.00	10.00	100	2001	2001	3	82	738																													
8	0300	BOAT DCK W	0	50	167	4		668.00	SF 60.00	60.00	100	1985	1985	3	20	8,016																													
9	0300	BOAT DCK W	0	50	12	4		48.00	SF 60.00	60.00	100	2001	2001	3	30	864																													
10	0300	BOAT DCK W	0	50	12	14		168.00	SF 60.00	60.00	100	2001	2001	3	30	3,024																													
LAND DESCRIPTION					TOTAL OB/XF															21,239																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																					
1	000116	C	SFR MARSH	50			0.00	0.00	82.00	FF		1.00	1.00	1.00	4,500.00	4,500.00	369,000																												

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