



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3 100	
Bathrooms	2 100	
Frame	02	WOOD FRAME 100
Stories	1. 1. 100	
Units	0 100	
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1007.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,367	100	2,367	252,221
FGR	576	55	317	33,779
FOP	52	30	16	1,705

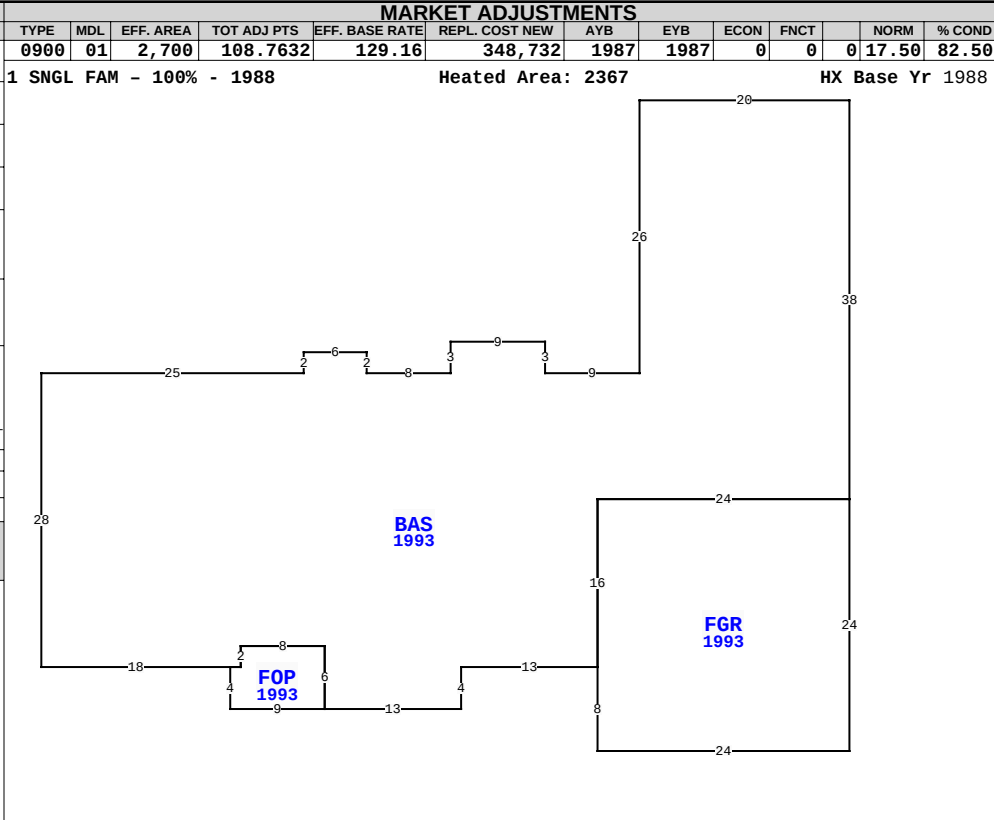
TOTALS	2,995	2,700	287,704
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EXTRA FEATURES

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	100	64	3	192.00	SF	6.50	6.50	100	1987	1987	3	54.5	680	
2	0810	CONCRETE A	0	100	0	0	1,660.00	SF	6.50	6.50	100	1987	1987	3	54.5	5,881	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1987	1987	3	64	1,280	
4	1242	WD DECK A	0	100	6	4	24.00	SF	10.00	10.00	100	1987	1987	3	20	48	
5	0300	BOAT DCK W	0	100	0	0	2,150.00	SF	40.00	40.00	100	1987	1987	3	20	17,200	
6	1242	WD DECK A	0	100	26	14	364.00	SF	10.00	10.00	100	1987	1987	3	20	728	
7	0300	BOAT DCK W	0	100	0	0	242.00	SF	40.00	40.00	100	1990	1990	3	20	1,936	
8	0311	WD GANG WY	0	100	0	0	20.00	SF	45.00	45.00	100	1990	1990	3	20	180	
9	0303	FLT DOCK W	0	100	0	0	200.00	SF	26.00	26.00	100	1990	1990	3	20	1,040	

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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000116	C	SFR MARSH	100			101.00	231.00	101.00	FF		1.00	1.00	1.00	4,500.00	4,500.00	454,500							



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

2042 OAK MARSH DR, FERNANDINA BEACH										TOTAL OB/XF 28,973									
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NASSAU COUNTY PROPERTY

VALUATION SUMMARY		PAGE 1 of 1	2
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	287,704		
TOTAL MARKET OB/XF VALUE	28,973		
TOTAL LAND VALUE - MARKET	454,500		
TOTAL MARKET VALUE	771,177		
SOH/AGL Deduction	527,610		
ASSESSED VALUE	243,567		
TOTAL EXEMPTION VALUE	55,000		
BASE TAXABLE VALUE	188,567		
TOTAL JUST VALUE	771,177		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	737,618		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20042004	REPAIR/RRF	10,000	11/01/2004
4276	NEW CONSTR	124,000	04/28/1987

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20042004	REPAIR/RRF	10,000	11/01/2004
4276	NEW CONSTR	124,000	04/28/1987

BUILDING NOTES
BUILDING DIMENSIONS
BAS=[YR=1993] W20 S26 W9 N3 W9 S3 W8 N2 W6 S2 W25 S28 E18
FOP=[YR=1993] S4 E9 N6 W8 S2 W1 S E1 N2 E8 S6 E13 N4 E13
FGR=[YR=1993] S8 E24 N24 W24 S16 S N16 E24 N38 S.