



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 80
Interior Floor	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		10
NEIGHBORHOOD/LOC	10001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,679	100	2,679	330,179
BAS	855	100	855	105,376
FGR	805	55	443	54,599
FOP	31	30	9	1,109
FOP	40	30	12	1,479
FOP	106	30	32	3,944
FOP	313	30	94	11,585
FST	24	55	13	1,602
FUS	562	100	562	69,265
UOP	117	20	23	2,835
TOTALS	5,847		4,785	589,738

** This building has 11 Sub-Areas

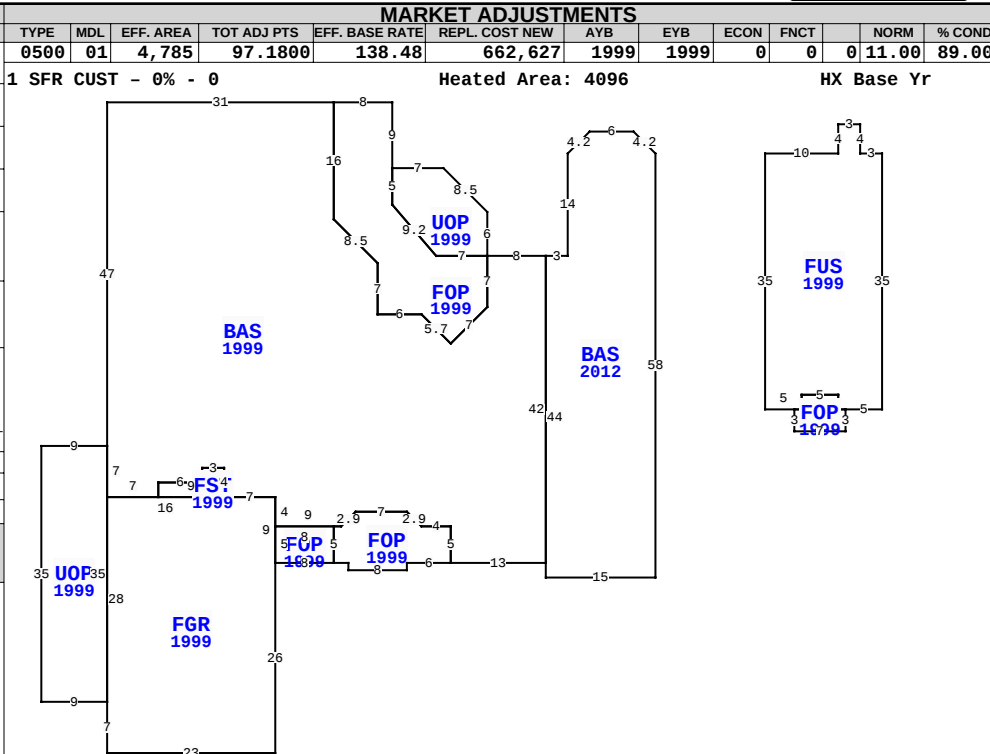
2 SEA MARSH CV, FERNANDINA BEACH

BLD DATE	
XF DATE	
INC DATE	

LGL DATE	
LAND DATE	
AG DATE	

L N	OB/IF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/IF MKT VALUE	NOTES
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1999	1999	3	84	1,680	
2	0855	CONC PAVER	0	0	0	0	1,827.00	SF	7.00	7.00	100	2012	2012	3	94	12,022	
3	0877	JACUZZI	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	1999	1999	3	20	200	
4	0857	SANDSTONE	0	0	0	0	87.00	SF	16.00	16.00	100	2012	2012	3	98	1,364	
5	0855	CONC PAVER	0	0	0	0	229.00	SF	7.00	7.00	100	2012	2012	3	94	1,507	
6	0830	FLAGSTONE	0	0	0	0	1,747.00	SF	12.00	12.00	100	2012	2012	3	94	19,706	
7	0600	SUMMER KIT	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	2012	2012	3	60	3,000	
8	1129	STONE 8"	0	0	0	0	333.00	SF	9.45	9.45	100	2012	2012	3	98	3,084	
9	0500	FP-PRE FAB	0	0	0	0	2.00	UT	3,500.00	3,500.00	100	2012	2012	3	96	6,720	
10	1129	STONE 8"	0	0	0	0	270.00	SF	9.45	9.45	100	2012	2012	3	98	2,500	

LAND DESCRIPTION			TOTAL OB/IF 51,783														
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	0.90	600,000.00	540,000.00	540,000



MARKET ADJUSTMENTS
Heated Area: 4096
HX Base Yr

NASSAU COUNTY PROPERTY			PAGE 1 of 1	5
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE			589,738	
TOTAL MARKET OB/IF VALUE			51,783	
TOTAL LAND VALUE - MARKET			540,000	
TOTAL MARKET VALUE			1,181,521	
SOH/AGL Deduction			84,535	
ASSESSED VALUE			1,096,986	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			1,096,986	
TOTAL JUST VALUE			1,181,521	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			997,260	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22018439	ADDITION	800,000	12/15/2022
M16371	H/AC	0	07/01/2011
B24697	ADDITION	71,330	05/01/2011
B9906519	SWIM POOL	4,800	10/01/1999
B9805647	NEW CONSTR	225,000	12/01/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2437/1681	2/24/2021	WD	Q	I	01	985,000
GRANTOR: CRESPI CARMEN LIVING						
GRANTEE: BLACK JAMES						
2015/1217	11/17/2015	SW	U	I	11	100
GRANTOR: CRESPI CARMEN						
GRANTEE: CRESPI CARMEN LIVIN						

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS=[YR=2012] U3 L3 W6 D3 L3 S14 W3 BAS=[YR=1999] W8 UOP=[YR=1999] N6 L6 U6 W7 FOP=[YR=1999] N9 W8 S16 R6 D6 S7 E6 D4 R4 U5 R5 N7 W7 U7 L6 N5\$ S5 R6 D7 E7\$ S7 L5 D5 L4 U4 W6 N7 U6 L6 N16 W31 S47 UOP=[YR=1999] W9 S35 E9 FGR=[YR=1999] S7 E23 N26 FOP=[YR=1999] E8 FOP=[YR=1999] E2 S1 E8 N1 E6 N5 W4 U2 L2 W7 L2 D2 W1 S5\$ N5 W8S5\$ N9 W7 FST=[YR=1999] N4 W3 S2 W6 S2 E9\$ W16 S28\$ N35\$ S7 E7 N2 E6 N2 E3 S4 E7 S4 E9 U2 R2 E7 R2 D2 E4 S5 E13 N42\$ S44 E15 N58\$ PTR=E15 FUS=[YR=1999] E10 N4 E3 S4 E3 S35 W5 FOP=[YR=1999] S3 W7 N3 E1 N2 E5 S2 E1\$ W1 N2 W5 S2 W5 N35\$ W15\$.																