



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	VALUATION SUMMARY																		
Exterior Wall	12	CEDAR 100	0500	01	2,239	131.4082	187.26	419,275	1979	2009	0	0	6.50	93.50	VALUATION BY		STANDARD																
Roof Structur	03	GABLE/HIP 100	1 SFR CUST - 0% - 0										Heated Area: 2030										HX Base Yr										
Roof Cover	03	COMP SHNGL 100											Tax Group: 5		Tax Dist:																		
Interior Wall	05	DRYWALL 100											BUILDING MARKET VALUE		392,022																		
Interior Floo	12	HARDWOOD 80											TOTAL MARKET OB/XF VALUE		9,828																		
Interior Floo	11	CLAY TILE 20											TOTAL LAND VALUE - MARKET		540,000																		
Air Condition	03	CENTRAL 100											TOTAL MARKET VALUE		941,850																		
Heating Type	04	AIR DUCTED 100											SOH/AGL Deduction		276,723																		
Bedrooms		3 100											ASSESSED VALUE		665,127																		
Bathrooms		2 100											TOTAL EXEMPTION VALUE		0																		
Frame	02	WOOD FRAME 100											BASE TAXABLE VALUE		665,127																		
Stories	1.	1. 100											TOTAL JUST VALUE		941,850																		
Units	0	0 100											NCON VALUE		0																		
BUD8 Adjustme	05	DIST 1A 100											INCOME VALUE																				
Occupancy	00	NONE 100											PREVIOUS YEAR MKT VALUE		656,961																		
Quality										06	Quality Level 06																						
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	1,846	100	1,846	323,213																													
BAS	184	100	184	32,216																													
DCK	98	10	10	1,751																													
DCK	824	10	82	14,357																													
FOP	28	30	8	1,401																													
FOP	36	30	11	1,926																													
FOP	48	30	14	2,452																													
FST	55	55	30	5,253																													
FST	99	55	54	9,455																													
TOTALS										3,218		2,239	392,022																				
EXTRA FEATURES										37 MARSH CREEK RD, FERNANDINA BEACH																							
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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1979	1979	3	46.5	930																	
2	0850	PEBBLE WLK	0	0	0	0	195.00	SF	3.50	3.50	100	1979	1979	3	32.5	222																	
3	0855	CONC PAVER	0	0	0	0	594.00	SF	10.00	10.00	100	2015	2015	3	96	5,702																	
4	0810	CONCRETE A	0	0	0	0	540.00	SF	6.50	6.50	100	1995	1995	3	72	2,527																	
5	1076	TRELLIS A	0	0	14	6	84.00	SF	7.50	7.50	100	2012	2012	3	71	447																	