



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,560	100	1,560	160,189
FGR	605	55	333	34,194
FOP	48	30	14	1,437
FUS	998	100	998	102,480
STP	40	10	4	411
UOP	36	20	7	719

TOTALS	3,287	2,916	299,429
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00
2	0855	CONC PAVER	0 100	0	0	2,344.00	SF	7.00	7.00
3	0825	BRICK	0 100	0	0	131.00	SF	12.50	12.50
4	0810	CONCRETE A	0 100	0	0	90.00	SF	6.50	6.50
5	0444	BOX FNC 4'	0 100	0	0	28.00	LF	6.50	6.50
6	0811	CONCRETE B	0 100	0	0	1,576.00	SF	5.20	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RS-1	0.00	0.00	1.00

1 SFR CUST - 100% - 2020

Heated Area: 2558

HX Base Yr 2020

95 MARSH CREEK RD, FERNANDINA BEACH

TOTAL OB/XF									
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MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0500	01	2,916	123.1776	175.53	511,845	1998	1998	0	0	30	11.50	58.50

NASSAU COUNTY PROPERTY PAGE 1 of 1 5

VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	299,429
TOTAL MARKET OB/XF VALUE	25,567
TOTAL LAND VALUE - MARKET	450,000
TOTAL MARKET VALUE	774,996
SOH/AGL Deduction	284,599
ASSESSED VALUE	490,397
TOTAL EXEMPTION VALUE	50,000
BASE TAXABLE VALUE	440,397
TOTAL JUST VALUE	774,996
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	638,433

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2289/0939	7/12/2019	WD Q	I	I	01
GRANTOR: EASLEY MARGARET R & M					
GRANTEE: ALEXANDRE MANUEL J					
2248/0254	1/07/2019	FJ U	I	I	11
GRANTOR: EASLEY CAROLINE W EST					
GRANTEE: EASLEY MARGARET R E					

BUILDING NOTES									

BUILDING DIMENSIONS
BAS=[YR=1998] W4 STP=[YR=2019] N4 W10 S4 E10\$ W22 N4 W17 S4 W15 S13 W6 S5 FGR=[YR=1998] W7 S22 E8 S1 E11 N1 E8 N22 W20 \$ E20 S11 E7 FOP=[YR=1998] S4 UOP=[YR=1998] S3E12 N3 W12 \$ E12 N4 W12 \$ E26 N6 E11 N23 \$ PTR= E15 FUS=[YR=1998] E15 S2 E16N2 E15 S19 W33 S12 W13 N31 \$ W15 \$.