



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	STANDARD																
Exterior Wall	12	CEDAR 100	0500	01	3,462	117.5622	167.53	579,989	1979	1979	0	0	0	21.50	78.50	Tax Group: 5 Tax Dist:																
Roof Structur	03	GABLE/HIP 100	1 SFR CUST - 100% - 2014										Heated Area: 3042										HX Base Yr 2014									
Roof Cover	10	WD SHINGLE 100											BUILDING MARKET VALUE										455,291									
Interior Wall	05	DRYWALL 80											TOTAL MARKET OB/XF VALUE										32,827									
Interior Wall	06	CUST PANEL 20											TOTAL LAND VALUE - MARKET										675,000									
Interior Floo	12	HARDWOOD 70											TOTAL MARKET VALUE										1,163,118									
Interior Floo	14	CARPET 30											SOH/AGL Deduction										246,968									
Air Condition	03	CENTRAL 100											ASSESSED VALUE										916,150									
Heating Type	04	AIR DUCTED 100											TOTAL EXEMPTION VALUE										HX HB WX 55,000									
Bedrooms	4	100											BASE TAXABLE VALUE										861,150									
Bathrooms	4	100											TOTAL JUST VALUE										1,163,118									
Frame	02	WOOD FRAME 100	NCON VALUE										0																			
Stories	2.	2. 100	INCOME VALUE																													
Units	0	100	PREVIOUS YEAR MKT VALUE										973,097																			
BUD8 Adjustme	05	DIST 1A 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	115	100	115	15,124																												
DCK	30	10	3	395																												
DCK	425	10	42	5,523																												
FCP	322	25	80	10,521																												
FGR	368	55	202	26,565																												
FOP	57	30	17	2,236																												
FOP	120	30	36	4,734																												
FOP	74	30	22	2,894																												
FUS	1,558	100	1,558	204,894																												
FUS	84	100	84	11,047																												
TOTALS	5,015		3,462	455,291																												
EXTRA FEATURES					44 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	0861	POOL GUNIT	0	100	30	16			480.00	SF	85.00				85.00	100	1979	1979	3	20		8,160										
2	0850	PEBBLE WLK	0	100	0	0			1,191.00	SF	3.50				3.50	100	1979	1979	3	32.5		1,355										
3	0504	FP-ELECTRI	0	100	0	0			2.00	UT	2,000.00				2,000.00	100	1979	1979	3	46.5		1,860										
4	0300	BOAT DCK W	0	100	90	4			360.00	SF	40.00				40.00	100	2002	2002	3	32		4,608										
5	0825	BRICK	0	100	0	0			519.00	SF	12.50				12.50	100	1985	1985	3	82		5,320										
6	1075	TRELLIS G	0	100	0	0			225.00	SF	35.00				35.00	100	1985	1985	3	20		1,575										
7	0825	BRICK	0	100	0	0			687.00	SF	12.50				12.50	100	1985	1985	3	82		7,042										
8	0311	WD GANG WY	0	100	0	0			20.00	SF	45.00				45.00	100	2002	2002	3	21		189										
9	0317	DCK PLNG W	0	100	0	0			2.00	UT	500.00				500.00	100	2002	2002	3	21		210										
10	0920	CWALL-WD/M	0	100	0	0			16.00	LF	390.00				390.00	100	2002	2002	3	21		1,310										
LAND DESCRIPTION										TOTAL OB/XF										31,629												
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	000130	C	SFR WATER	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	0.90	750,000.00	675,000.00	675,000															

DEROY VIRGINIA E TRUST/DEROY VIRGINIA E TRUSTEE
44 MARSH CREEK RD
FERNANDINA BEACH, FL 32034

01-6N-29-1330-0187-0000

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