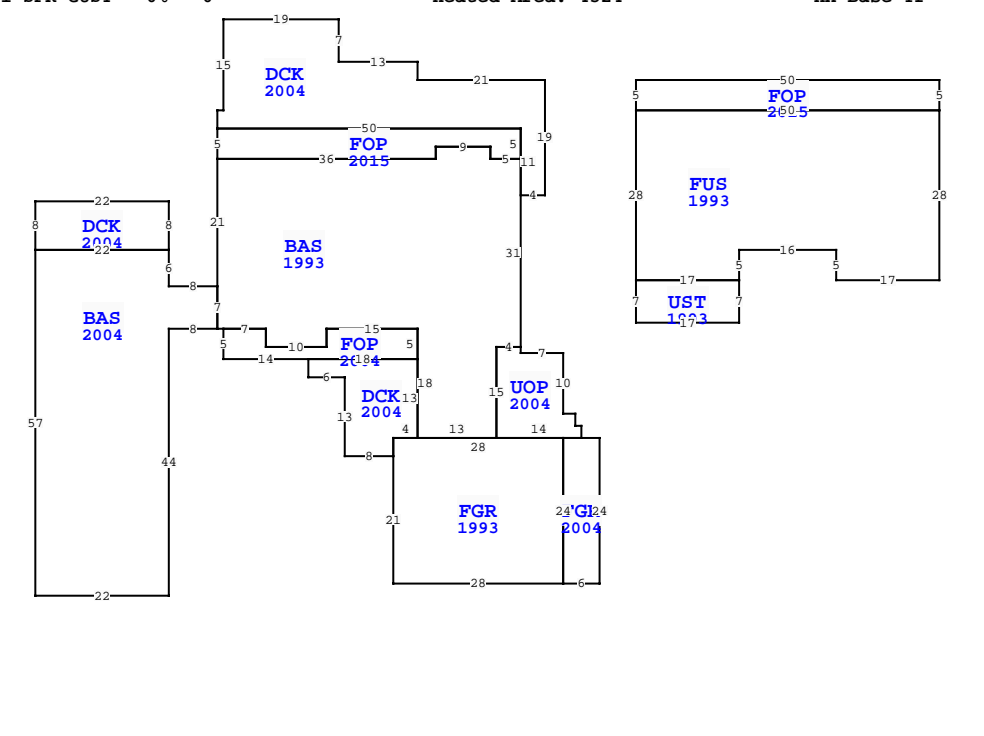


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	06 ASB SHINGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 50
Interior Floor	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3.5 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
BUD8 Adjustme	05 DIST 1A 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	11	5,153	139.8210	199.24	1,026,684	1976	1989	0	0	16.50	83.50	

NASSAU COUNTY PROPERTY		PAGE 1 of 2	5
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 5	Tax Dist:		
BUILDING MARKET VALUE			857,281
TOTAL MARKET OB/XF VALUE			57,795
TOTAL LAND VALUE - MARKET			750,000
TOTAL MARKET VALUE			1,665,076
SOH/AGL Deduction			202,572
ASSESSED VALUE			1,462,504
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,462,504
TOTAL JUST VALUE			1,665,076
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,349,399



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	1,694	100	1,694	281,823
BAS	1,310	100	1,310	217,938
DCK	176	10	18	2,994
DCK	198	10	20	3,327
DCK	700	10	70	11,646
FGR	672	55	370	61,555
FGR	144	55	79	13,143
FOP	130	30	39	6,488
FOP	232	30	70	11,646
FOP	250	30	75	12,477
TOTALS	7,113		5,153	857,281

\*\* This building has 13 Sub-Areas  
74 MARSH CREEK RD, FERNANDINA BEACH

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

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530315	REMODEL	150,000	04/01/2015
GL201762	RINNAI	505	07/01/2012
B23350	REMODEL	15,500	03/01/2010
B20159	OTHER	20,000	07/01/2007
M037542	H/AC	17,914	10/01/2003
P037162	REMODEL	0	10/01/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1590/1304	10/24/2008	TD	U	I	01	100

GRANTOR: BERNER DANIEL R & SUE  
GRANTEE: BERNER DANIEL R & S

1097/0278	11/26/2002	WD	U	I	07	100
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GRANTOR: WYATT CAROL W TRUSTEE  
GRANTEE: BERNER DANIEL R & S

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1980	1980	3	49	980	
4	0300	BOAT DCK W	0	0	0	0	1,190.00	SF	40.00	40.00	100	2005	2005	3	44	20,944	
5	0310	AL GANG WY	0	0	0	0	20.00	LF	115.00	115.00	100	2005	2005	3	27	621	
6	0303	FLT DOCK W	0	0	0	0	272.00	SF	26.00	26.00	100	2005	2005	3	44	3,112	
7	0812	CONCRETE C	0	0	0	0	4,787.00	SF	4.00	4.00	100	2004	2004	3	86	16,467	
8	0810	CONCRETE A	0	0	52	3	156.00	SF	6.50	6.50	100	2004	2004	3	86	872	
9	0855	CONC PAVER	0	0	0	0	613.00	SF	10.00	10.00	100	2004	2004	3	86	5,272	
10	0855	CONC PAVER	0	0	0	0	352.00	SF	10.00	10.00	100	2004	2004	3	86	3,027	
11	1075	TRELLIS G	0	0	9	9	81.00	SF	35.00	35.00	100	2003	2003	3	36	1,021	
12	1126	CB/STC 8"	0	0	0	0	152.00	SF	8.00	8.00	100	2004	2004	3	86	1,046	

BUILDING NOTES	

BUILDING DIMENSIONS	
DCK=[YR=2004] W21 N3 W13 N7 W19 S15 W1 S3 FOP=[YR=2015] S5 BAS=[YR=1993] S21 BAS=[YR=2004] W8 N6 DCK=[YR=2004] N8 W22 S8 E22 \$ W22 S57 E22 N44 E8 N7 \$ S7 E1 FOP=[YR=2004] S5 E14 DCK=[YR=2004] S3 E6 S13 E8 FGR=[YR=1993] S21 E28 FGR=[YR=2004] E6 N24 W3 UOP=[YR=2004] N2 W1 N2 W2 N10 W7 N1 W4 S15 E14 \$ W3 S24 \$ N24 W28 S3 \$ N3 E4 N13 W18 \$ E18 N5 W15 S3 W10 N3 W7 \$ E7 S3 E10 N3 E15 S18 E13 N15 E4 N31 W5 N2 W9 S2 W36 \$ E36 N2 E9 S2 E5 N5 W50 \$ E50 S11 E4 N19 \$ PTR= E15 FOP=[YR=2015] E50 S5 FUS=[YR=1993] S28 W17 N5 W16 S5 UST=[YR=1993] S7 W17 N7 E17 \$ W17 N28 E50 \$ W50 N5 \$ W15 \$ .	

LAND DESCRIPTION													TOTAL OB/XF												
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	0		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	750,000.00	750,000.00	750,000								

