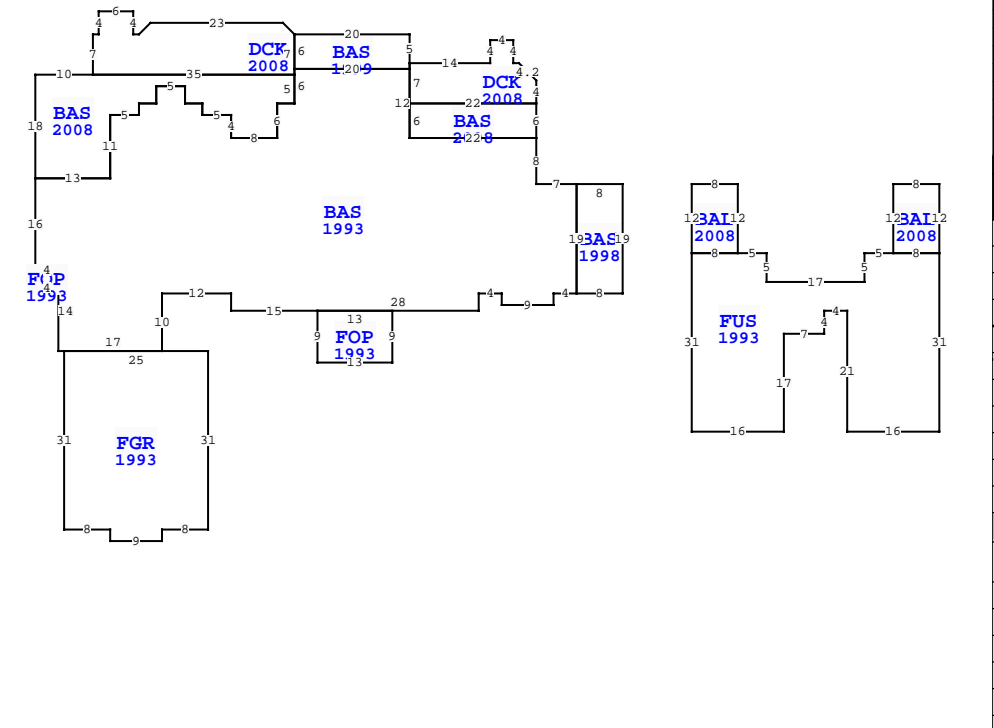


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	14 WD SHINGLE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	12 HARDWOOD 60
Interior Floo	14 CARPET 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3.5 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SFR CUST	- 100%	- 2003									
Heated Area: 4977						HX Base Yr 2003						



Quality	05 Quality Level 05			
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
BAL	96	15	14	2,445
BAL	96	15	14	2,445
BAS	3,081	100	3,081	537,917
BAS	152	100	152	26,538
BAS	120	100	120	20,951
BAS	132	100	132	23,046
BAS	447	100	447	78,042
DCK	166	10	17	2,968
DCK	319	10	32	5,587
FGR	793	55	436	76,122
TOTALS	6,576		5,529	965,317

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

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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 5	Tax Dist:		
BUILDING MARKET VALUE	965,317		
TOTAL MARKET OB/XF VALUE	52,166		
TOTAL LAND VALUE - MARKET	750,000		
TOTAL MARKET VALUE	1,767,483		
SOH/AGL Deduction	444,556		
ASSESSED VALUE	1,322,927		
TOTAL EXEMPTION VALUE	HX HB WX 55,000		
BASE TAXABLE VALUE	1,267,927		
TOTAL JUST VALUE	1,767,483		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	1,423,076		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21302	ADDITION	125,000	04/01/2008
R11183	REPAIR/RRF	1,400	04/01/2008
B9906272	ADDITION	50,000	07/01/1999
B9805260	ADDITION	20,000	08/01/1998
6163	NEW CONSTR	138,840	12/12/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2573/0712	6/24/2022	FJ	U	I	11	0
GRANTOR: MCGINLEY EDGAR V EST						
GRANTEE: MCGINLEY BARBARA C						
1158/1605	8/01/2003	WD	U	I	01	100
GRANTOR: MCGINLEY EDGAR V & BA						
GRANTEE: MCGINLEY EDGAR V						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W7 N8 BAS=[YR=2008] N6 DCK=[YR=2008] N4 U3 L3 W1 N4 W4 S4 W14 BAS=[YR=1999] N5 W20 DCK=[YR=2008] U2 L2 W23 L2 D2 W1 N4 W6 S4 W1 S7 BAS=[YR=2008] W10 S18 E13 N11 E5 N2 E3 N3 E5 S3 S2 E5 S4 E8 N6 E3 N5 W35\$ E35 N7\$ S6 E20 N1\$ S7 E22\$ W22 S6 E22\$ W22 N12 W20 S6 W3 S6 W8 N4 W5 N2 W3 N3 W5 S3 W3 S2 W5 S11 W13 S16 FOP=[YR=1993] S3 E4 N3 W4\$ E4 S14 E1 FGR=[YR=1993] S31 E8 S2 E9 N2 E8 N31 W25\$ E17 N10 E12 S3 E15 FOP=[YR=1993] S9 E13 N9 W13\$ E28 N3 E4 S2 E9 N2 E4 BAS=[YR=1998] E8 N19 W8 S19\$ N19\$ PTR=E20 BAS=[YR=2008] E8 S12 FUS=[YR=1993] E5 S5 E17 N5 E5 BAS=[YR=2008] N12 E8 S12 W8\$ E8 S31 W16 N21 W4 S4 W7 S17 W16 N31 E8\$ W8 N12\$ W20 \$.	

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	100	0	0	1.00	UT	2,000.00	2,000.00	100	1990	1990	3	70	1,400	
2	0858	SCULP CONC	0	100	0	0	3,615.00	SF	13.00	13.00	100	1990	1990	3	87	40,886	
3	0810	CONCRETE A	0	100	0	0	164.00	SF	6.50	6.50	100	1990	1990	3	62	661	
4	1242	WD DECK A	0	100	0	0	154.00	SF	10.00	10.00	100	1990	1990	3	20	308	
5	0820	WOOD WALK	0	100	27	4	108.00	SF	11.75	11.75	100	1990	1990	3	40	508	
6	1125	CB/STC 6"	0	100	0	0	301.00	SF	7.35	7.35	100	1990	1990	3	62	1,372	
7	0830	FLAGSTONE	0	100	0	0	930.00	SF	8.40	8.40	100	2008	2008	3	90	7,031	
TOTALS													52,166				

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	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	750,000.00	750,000.00	750,000								