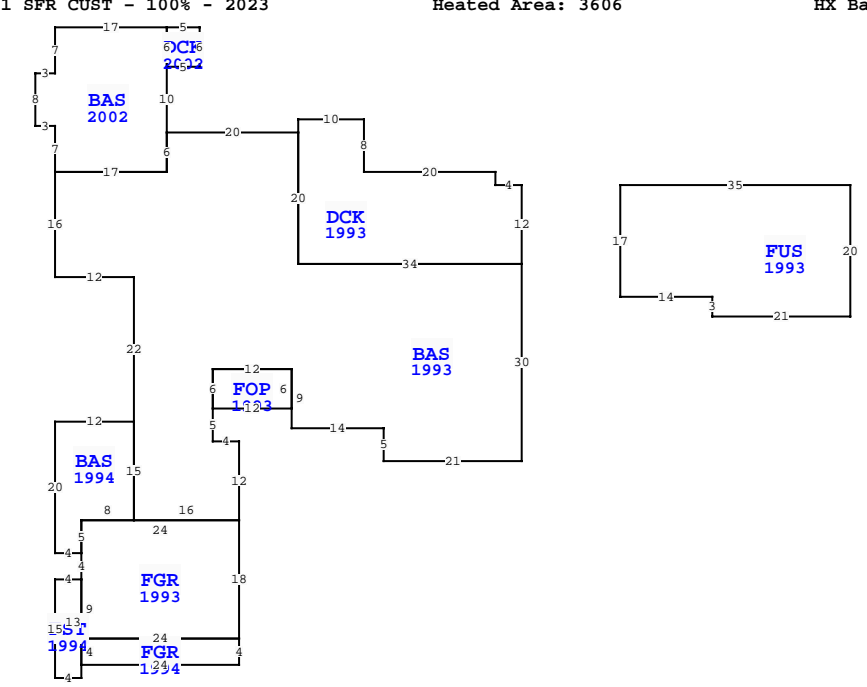


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 50	
Exterior Wall	16	WD FR STUC 50	
Roof Structure	07	GAMBREL 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	12	HARDWOOD 50	
Interior Floor	14	CARPET 50	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		3.5 100	
Frame	02	WOOD FRAME 100	
Stories	2.	2. 100	
Units		0 100	
BUD8 Adjustme	05	DIST 1A 100	
Occupancy	00	NONE 100	
Quality	03	Quality Level 03	
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
BAS	2,350	100	2,350
BAS	200	100	200
BAS	398	100	398
DCK	548	10	55
DCK	30	10	3
FGR	432	55	238
FGR	96	55	53
FOP	72	30	22
FST	60	55	33
FUS	658	100	658
TOTALS	4,844		4,010

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%	- 2023		548,127	1981	1981	0	0	19.00	81.00	
Heated Area: 3606 HX Base Yr 2023												



NASSAU COUNTY PROPERTY		PAGE 1 of 2	5
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 5	Tax Dist:		
BUILDING MARKET VALUE			491,200
TOTAL MARKET OB/XF VALUE			27,901
TOTAL LAND VALUE - MARKET			1,500,000
TOTAL MARKET VALUE			2,019,101
SOH/AGL Deduction			0
ASSESSED VALUE			2,019,101
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			1,969,101
TOTAL JUST VALUE			2,019,101
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,745,416

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1903947	ADDITION	341,125	04/22/2019
B0209743	ADDITION	0	05/16/2002
B9704223	ADDITION	40,500	08/01/1997
B940764	ADDITION	54,350	02/01/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2198/0293	5/22/2018	WD	Q	I	01	1,695,000

GRANTOR: GORDON CHARLES F & MA
GRANTEE: ROARK STEVEN F & VI
1920/0261 5/07/2014 TD U I 11 100
GRANTOR: GORDON CHARLES F & MA
GRANTEE: GORDON CHARLES F &

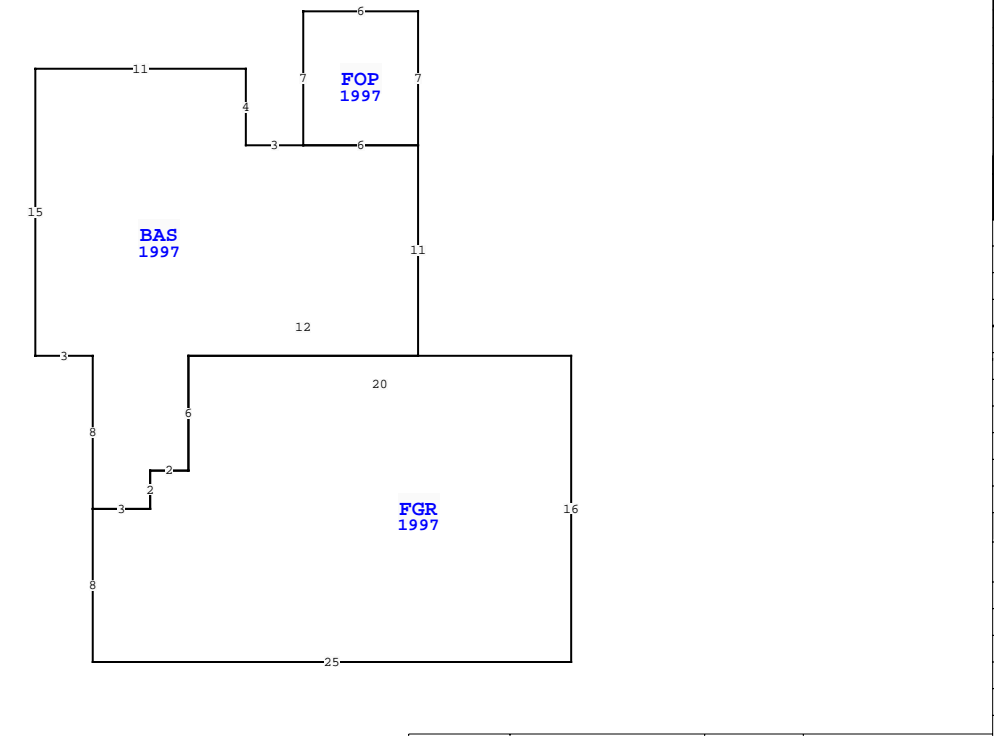
EXTRA FEATURES																	
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1981	1981	3	51.5	1,030	
3	0810	CONCRETE A	0	100	0	0	197.00	SF	6.50	6.50	100	1990	1990	3	62	794	
4	0825	BRICK	0	100	0	0	88.00	SF	12.50	12.50	100	1981	1981	3	77	847	
6	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	1990	1990	3	20	200	
8	0825	BRICK	0	100	0	0	73.00	SF	12.50	12.50	100	1997	1997	3	93	849	
9	0445	BOX FNC 5'	0	100	0	0	4.00	LF	8.10	8.10	100	1997	1997	3	20	6	
10	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	1997	1997	3	45	135	
11	1242	WD DECK A	0	100	21	14	294.00	SF	10.00	10.00	100	1995	1995	3	20	588	
12	0300	BOAT DCK W	0	100	20	4	80.00	SF	40.00	40.00	100	1995	1995	3	24	768	
13	0311	WD GANG WY	0	100	0	0	19.00	SF	45.00	45.00	100	1995	1995	3	20	171	

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	DPTH 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								
2	000130	C	SFR WATER	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	750,000.00	750,000.00	750,000								

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	0 100
Bathrooms	0.5 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	513	116.5500	105.19	53,962	1997	1997	0	0	0	12.50	87.50

NASSAU COUNTY PROPERTY		PAGE 2 of 2	5
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		491,200	
TOTAL MARKET OB/XF VALUE		27,901	
TOTAL LAND VALUE - MARKET		1,500,000	
TOTAL MARKET VALUE		2,019,101	
SOH/AGL Deduction		0	
ASSESSED VALUE		2,019,101	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		1,969,101	
TOTAL JUST VALUE		2,019,101	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		1,745,416	



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	300	100	300	27,612
FGR	364	55	200	18,408
FOP	42	30	13	1,196
TOTALS	706		513	47,217

78 MARSH CREEK RD, FERNANDINA BEACH			
BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2198/0293	5/22/2018	WD	Q	I	01	1,695,000
GRANTOR: GORDON CHARLES F & MA						
GRANTEE: ROARK STEVEN F & VI						
1920/0261	5/07/2014	TD	U	I	11	100
GRANTOR: GORDON CHARLES F & MA						
GRANTEE: GORDON CHARLES F &						

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
14	0303	FLT DOCK W	0	100	20	10	200.00	SF	26.00	26.00	100	1995	1995	3	24	1,248	
15	0303	FLT DOCK W	0	100	20	12	240.00	SF	31.20	31.20	100	1995	1995	3	24	1,797	
16	0317	DCK PLNG W	0	100	0	0	2.00	UT	1,000.00	1,000.00	100	1995	1995	3	20	400	
17	0855	CONC PAVER	0	100	0	0	225.00	SF	7.00	7.00	100	2000	2000	3	80	1,260	
18	0855	CONC PAVER	0	100	0	0	159.00	SF	7.00	7.00	100	2000	2000	3	80	890	
19	0855	CONC PAVER	0	100	0	0	3,021.00	SF	7.00	7.00	100	2000	2000	3	80	16,918	

BUILDING NOTES									

BUILDING DIMENSIONS									
FOP=[YR=1997] W6 S7 BAS=[YR=1997] W3 N4 W11 S15 E3 S8									
FGR=[YR=1997] S8 E25 N16 W20 S6 W2 S2 W3 \$ E3 N2 E2 N6 E12									
N11 W6 \$ E6 N7 \$.									

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
22,513																								