

PARCEL 17
IN OR 2563/1912

MANN SANDRA L TRUST/MANN SANDRA L TRUSTEE
37 MARSH HAWK ROAD
FERNANDINA BEACH, FL 32034

2023

01-6N-29-AICO-0017-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																				
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1																				
Exterior Wall	17	CB STUCCO 100	0500	01	4,326	114.3912	163.01	705,181	2001	2001	0	0	10.50	89.50	VALUATION BY STANDARD																				
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 100% - 2005													Heated Area: 3420																			
Roof Cover	07	CONC TILE 100														HX Base Yr 2005																			
Interior Wall	05	DRYWALL 100														VALUATION SUMMARY																			
Interior Floo	18	SLATE 70														Tax Group: 5										Tax Dist:									
Interior Floo	14	CARPET 30														BUILDING MARKET VALUE										631,137									
Air Condition	03	CENTRAL 100														TOTAL MARKET OB/XF VALUE										11,219									
Heating Type	04	AIR DUCTED 100														TOTAL LAND VALUE - MARKET										600,000									
Bedrooms	3	100														TOTAL MARKET VALUE										1,242,356									
Bathrooms	4	100														SOH/AGL Deduction										454,162									
Frame	02	WOOD FRAME 100														ASSESSED VALUE										788,194									
Stories	1.	1. 100														TOTAL EXEMPTION VALUE										HX HB 50,000									
Units	0	100														BASE TAXABLE VALUE										738,194									
Occupancy	00	NONE 100	TOTAL JUST VALUE										1,242,356																						
			NCON VALUE										0																						
			INCOME VALUE																																
			PREVIOUS YEAR MKT VALUE										971,447																						
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	3,060	100	3,060	446,436																															
BAS	360	100	360	52,522																															
FGR	573	55	315	45,956																															
FOP	142	30	43	6,273																															
FOP	276	30	83	12,109																															
FSP	662	40	265	38,662																															
UOP	21	20	4	584																															
UOP	21	20	4	584																															
UOP	45	20	9	1,313																															
UOP	49	20	10	1,459																															
TOTALS	5,814		4,326	631,137																															
EXTRA FEATURES					37 MARSH HAWK 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	0504	FP-ELECTRI	0	100	0	0	2.00	UT	2,000.00	100	2001	2001	3	86	3,440																				
2	0812	CONCRETE C	0	100	0	0	1,094.00	SF	4.00	100	2001	2001	3	82	3,588																				
3	0858	SCULP CONC	0	100	0	0	312.00	SF	13.00	100	2001	2001	3	95	3,853																				
4	1126	CB/STC 8"	0	100	7	3	21.00	SF	8.00	100	2001	2001	3	82	138																				
5	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	100	2001	2001	3	20	200																				
TOTAL OB/XF 11,219																																			
LAND DESCRIPTION																																			
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																			
1	000116	C	SFR MARSH	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	600,000.00	600,000.00																			
LAND VALUE 600,000																																			
OTHER ADJUSTMENTS AND NOTES																																			
YEAR DENSITY DECL FRZ YR CONSRV																																			
REVIEW DATE 01/14/2021 BY KBA																																			
Total Acres: 0.00																																			
Total Land Value: 600,000																																			
Market: 0																																			
Agricultural: 0																																			
Common: 600,000																																			
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