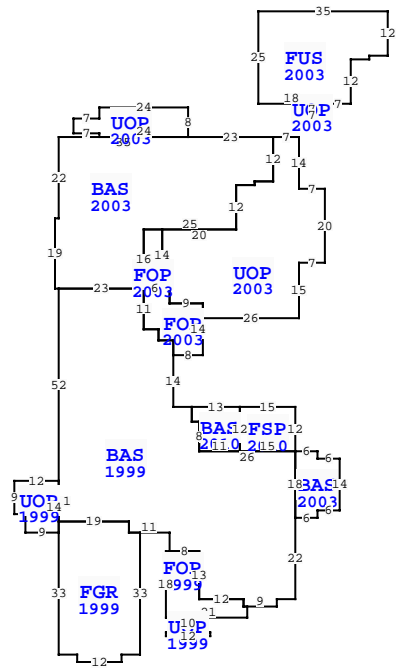


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	CB STUCCO 100	
Roof Structur	08	IRREGULAR 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	11	CLAY TILE 70	
Interior Floo	14	CARPET 30	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
Bathrooms		4.5 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
Quality	04	Quality Level 04	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	10
NEIGHBORHOOD/LOC		10007.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	3,217	100	3,217
BAS	192	100	192
BAS	1,712	100	1,712
BAS	140	100	140
FGR	807	55	444
FOP	225	30	68
FOP	82	30	25
FOP	208	30	62
FSP	180	40	72
FUS	750	100	750
TOTALS	9,233		7,026
			1,278,921

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	7,026	144.3354	205.68	1,445,108	1999	1999	0	0	11.50	88.50
1 SFR CUST - 100% - 2016 Heated Area: 6011 HX Base Yr 2016											



\*\* This building has 15 Sub-Areas  
29 SALT MARSH DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY		PAGE 1 of 2	5
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 5	Tax Dist:		
BUILDING MARKET VALUE			1,278,921
TOTAL MARKET OB/XF VALUE			65,800
TOTAL LAND VALUE - MARKET			450,000
TOTAL MARKET VALUE			1,794,721
SOH/AGL Deduction			638,797
ASSESSED VALUE			1,155,924
TOTAL EXEMPTION VALUE	HX HB WX		55,000
BASE TAXABLE VALUE			1,100,924
TOTAL JUST VALUE			1,794,721
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,244,280

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23774	REMODEL	20,931	07/01/2010
E017974	NEW CONSTR	450	04/01/2001
B0108120	SWIM POOL	60,000	03/01/2001
E017863	NEW CONSTR	2,000	03/01/2001
P014565	NEW CONSTR	0	03/01/2001
B0007676	ADDITION	400,000	11/01/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2049/0817	5/17/2016	WD	U	I	11	100
GRANTOR: VIJUK JOSEPH M TRUST						
GRANTEE: VIJUK JOSEPH M IL-Q						
1903/1593	2/06/2014	WD	U	I	30	100
GRANTOR: VIJUK JOSEPH M						
GRANTEE: TRUSTEE JOSEPH M TR						

BUILDING NOTES	

BUILDING DIMENSIONS	
UOP=[YR=2003] W7 N14 W7 BAS=[YR=2003] W23 UOP=[YR=2003] N8 W24 S3 W7 S4 E7 S1 E24 \$ W35 S22 W1 S19 E1 BAS=[YR=1999] S52 UOP=[YR=1999] W12 S9 E3 S5 E9 FGR=[YR=1999] S33 E5 S2 E12 N2 E5 N33 W3 N3 W19 S3 \$ N14 \$ S11 E19 S3 E11 S5 FOP=[YR=1999] W1 S18 E1 UOP=[YR=1999] S4 W1 S1 E12 N1 W1 N4 W10 \$ E21 N3 W1 N2 W12 N13 W8 \$ E8 S13 E12 S2 E9 N2 E5 N22 BAS=[YR=2003] E6 N2 E6 N14 W6 N2 W6 FSP=[YR=2010] N12 W15 BAS=[YR=2010] W13 S4 E2 S8 E11 N12 \$ S12 E15 \$S18 \$ N18 W26 N8 W2 N4 W5 N14 FOP=[YR=2003] E8 N14 W9 N4 W1 FOP=[YR=2003] N2 W1 N14 W5 S16 E6 \$W6 S11 E4 S3 E4 S4 \$ N4 W4 N3 W4 N11 W23 \$ E23 N16 E25 N12 E5 N1 E5 N12 \$ S12 W5 S1 W5 S12 W20 S14 E1 S2 E1 S4 E9 S4 E26 N15 E7 N20 \$ PTR= N20 UOP=[YR=2003]	

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	1999	1999	3	84	1,680
2	0855	CONC PAVER	0	100	0	0	4,833.00	SF	10.00	10.00	100	2003	2003	3	84	40,597
3	1126	CB/STC 8"	0	100	0	0	82.00	SF	8.00	8.00	100	1999	1999	3	79	518
4	0861	POOL GUNIT	0	100	0	0	415.00	SF	85.00	85.00	100	2003	2003	3	36	12,699
5	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2003	2003	3	22	220
6	0300	BOAT DCK W	0	100	16	12	192.00	SF	40.00	40.00	100	2003	2003	3	36	2,765
7	0851	PATIO STON	0	100	0	0	391.00	SF	0.75	0.75	100	2003	2003	3	84	246
8	1126	CB/STC 8"	0	100	0	0	528.00	SF	8.00	8.00	100	2003	2003	3	84	3,548
9	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2003	2003	3	64	192
10	0461	IRON FENCE	0	100	0	0	48.00	SF	8.50	8.50	100	2003	2003	3	88	359
TOTAL OB/XF															62,824	

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	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	450,000.00	450,000.00	450,000							

LOT 80  
IN OR 2049/817  
LONG POINT #1 PB 5/85-89

VIJUK JOSEPH IL-QTIP MAR TRUST/VIJUK JOSEPH NON-EX  
29 SALT MARSH DR  
FERNANDINA BEACH, FL 32034

2023

03-6N-29-00LP-0080-0000



**BUILDING CHARACTERISTICS**

ELEMENT	CD	CONSTRUCTION

DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA	10	
NEIGHBORHOOD/LOC	10007.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE

**TOTALS**

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
11	0462	ST/AL FNC	0 100	0	0	59.00	SF	10.00	
12	1242	WD DECK A	0 100	0	0	42.00	SF	10.00	
13	0097	AWNING CN	0 100	0	0	12.00	SF	65.00	
14	0881	FOUNTAIN	0 100	0	0	2.00	UT	300.00	
15	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	

**MARKET ADJUSTMENTS**

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND

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

**NASSAU COUNTY PROPERTY** PAGE 2 of 2 5

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE		1,278,921
TOTAL MARKET OB/XF VALUE		65,800
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BASE TAXABLE VALUE		1,100,924
TOTAL JUST VALUE		1,794,721
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,244,280

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9905689	NEW CONSTR	295,000	01/01/1999

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
2049/0817	5/17/2016	WD	U	I	11	100	

GRANTOR: VIJUK JOSEPH M TRUST  
 GRANTEE: VIJUK JOSEPH M IL-Q  
 1903/1593 2/06/2014 WD U I 30 100  
 GRANTOR: VIJUK JOSEPH M  
 GRANTEE: TRUSTEE JOSEPH M TR

**BUILDING NOTES**

**BUILDING DIMENSIONS**

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
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**LAND DESCRIPTION**

**TOTAL OB/XF 2,976**

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