

LOT 84  
IN OR 727 PG 1483  
LONG POINT #1 PB 5/85-89

SMITH JOYCE MARTIN REV TRUST/SMITH JOYCE MARTIN TR  
8 MARSH POINT RD  
FERNANDINA BEACH, FL 32034

2023

03-6N-29-00LP-0084-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 16 | WD FR STUC 80  |
| Exterior Wall            | 20 | FACE BRICK 20  |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 09 | PINE WOOD 50   |
| Interior Floo            | 14 | CARPET 50      |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 | 4  | 100            |
| Bathrooms                | 6  | 100            |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 2. | 2. 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 | SUBAREA MARKET VALUE |
| BAS              | 708              | 100         | 708          | 114,073              |
| BAS              | 2,979            | 100         | 2,979        | 479,977              |
| BAS              | 182              | 100         | 182          | 29,324               |
| FGR              | 1,270            | 55          | 698          | 112,462              |
| FOP              | 1,259            | 30          | 378          | 60,904               |
| FST              | 390              | 55          | 214          | 34,480               |
| FUS              | 2,779            | 100         | 2,779        | 447,753              |
| STP              | 16               | 10          | 2            | 322                  |
| STP              | 180              | 10          | 18           | 2,900                |
| UOP              | 110              | 20          | 22           | 3,544                |
| TOTALS           | 10,653           |             | 8,149        | 1,312,968            |

| EXTRA FEATURES |            |             |         |     |
|----------------|------------|-------------|---------|-----|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L W |
| 1              | 0812       | CONCRETE C  | 0       | 100 |
| 2              | 0825       | BRICK       | 0       | 100 |
| 3              | 0504       | FP-ELECTRI  | 0       | 100 |
| 4              | 0300       | BOAT DCK W  | 0       | 100 |

| 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   | 0812       | CONCRETE C  | 0       | 100 | 0     | 0  |       | 3,529.00       | SF        | 4.00     |             |   | 59.5   | 8,399           |       |
| 2   | 0825       | BRICK       | 0       | 100 | 0     | 0  |       | 1,569.00       | SF        | 12.50    |             |   | 86     | 16,867          |       |
| 3   | 0504       | FP-ELECTRI  | 0       | 100 | 0     | 0  |       | 2.00           | UT        | 2,000.00 |             |   | 68     | 2,720           |       |
| 4   | 0300       | BOAT DCK W  | 0       | 100 | 0     | 0  |       | 836.00         | SF        | 40.00    |             |   | 20     | 6,688           |       |

| 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 |
| 1                | 000116   | C   | SFR MARSH            | 100 |     | PUD      | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     | 1.00   | 1.00    | 850,000.00 |

|             |            |    |     |              |      |                   |         |         |   |               |   |         |         |                       |    |
|-------------|------------|----|-----|--------------|------|-------------------|---------|---------|---|---------------|---|---------|---------|-----------------------|----|
| REVIEW DATE | 11/08/2019 | BY | DJA | Total Acres: | 0.00 | Total Land Value: | 850,000 | Market: | 0 | Agricultural: | 0 | Common: | 850,000 | PRINTED 08/02/2023 BY | SY |
|-------------|------------|----|-----|--------------|------|-------------------|---------|---------|---|---------------|---|---------|---------|-----------------------|----|

| MARKET ADJUSTMENTS                 |     |           |             |                |                |      |      |      |      |      |        |
|------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE                               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
| 0500                               | 11  | 8,149     | 137.9400    | 196.56         | 1,601,767      | 1989 | 1989 | 0    | 0    | 0    | 18.03  |
| 1 SFR CUST - 100% - 1990           |     |           |             |                |                |      |      |      |      |      |        |
| Heated Area: 6648                  |     |           |             |                |                |      |      |      |      |      |        |
| HX Base Yr 1990                    |     |           |             |                |                |      |      |      |      |      |        |
|                                    |     |           |             |                |                |      |      |      |      |      |        |
| ** This building has 13 Sub-Areas  |     |           |             |                |                |      |      |      |      |      |        |
| 8 MARSH POINT RD, FERNANDINA BEACH |     |           |             |                |                |      |      |      |      |      |        |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 34,674      |  |  |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |           |   |
|---------------------------|--|-----------|---|
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| VALUATION SUMMARY         |  |           |   |
| VALUATION BY              |  | STANDARD  |   |
| Tax Group: 5              |  | Tax Dist: |   |
| BUILDING MARKET VALUE     |  | 1,312,968 |   |
| TOTAL MARKET OB/XF VALUE  |  | 34,674    |   |
| TOTAL LAND VALUE - MARKET |  | 850,000   |   |
| TOTAL MARKET VALUE        |  | 2,197,642 |   |
| SOH/AGL Deduction         |  | 1,137,968 |   |
| ASSESSED VALUE            |  | 1,059,674 |   |
| TOTAL EXEMPTION VALUE     |  | 50,000    |   |
| BASE TAXABLE VALUE        |  | 1,009,674 |   |
| TOTAL JUST VALUE          |  | 2,197,642 |   |
| NCON VALUE                |  | 0         |   |
| INCOME VALUE              |  |           |   |
| PREVIOUS YEAR MKT VALUE   |  | 1,641,031 |   |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 5125       | NEW CONSTR  | 366,700 | 08/29/1988 |

| SALES DATA                    |            |           |     |     |        |
|-------------------------------|------------|-----------|-----|-----|--------|
| OFF RECORD Number             | DATE       | TYPE INST | Q U | V I | RSN CD |
| 0727/1483                     | 4/17/1995  | WD        | U   | I   | 01     |
| GRANTOR: SMITH JOYCE MARTIN & |            |           |     |     |        |
| GRANTEE: SMITH JOYCE MARTIN   |            |           |     |     |        |
| 0505/0067                     | 12/01/1986 | WD        | Q   | V   |        |
| GRANTOR:                      |            |           |     |     |        |
| GRANTEE:                      |            |           |     |     |        |

| BUILDING NOTES |  |  |  |  |  |
|----------------|--|--|--|--|--|
|----------------|--|--|--|--|--|

| BUILDING DIMENSIONS                                              |  |  |  |  |  |
|------------------------------------------------------------------|--|--|--|--|--|
| BAS=[YR=1993] U5 L5 UOP=[YR=1993] N17 W6 UOP=[YR=1993] W9        |  |  |  |  |  |
| STP=[YR=1993] N4 W4 S4 E4 \$ W13 S5 E22 N5\$ S5 W22 N5 W6 S17    |  |  |  |  |  |
| E34\$ W34 N43 W7 BAS=[YR=2008] N13 W14 S13 E14\$ W21 S14         |  |  |  |  |  |
| FOP=[YR=1993] W3 S71 E30 STP=[YR=1993] S12 E15 N12 W15\$ E44     |  |  |  |  |  |
| N18 W9 S8 W56 N15 U5 L5 N7 R5 U5 N22 W6 N7\$ S7 E6 S22 D5        |  |  |  |  |  |
| L5 S7 R5 D5 S15 E56 N16 R5 U5 N6\$ PTR=E30 FUS=[YR=1993]         |  |  |  |  |  |
| E7 N13 E14 S13 E7 S43 E2 N1 E10 S1 E9 S33 W9 S1 W11 N1 W23       |  |  |  |  |  |
| N16 W5 N17 E5 N22 W6 N21\$ W30\$ PTR= W120 BAS=[YR=1993] W27     |  |  |  |  |  |
| S21 UST=[YR=1993] W2 S6 UOP=[YR=1993] S33 E8 FST=[YR=1993]       |  |  |  |  |  |
| S15 E26 N15 W26 \$ N33 W8 \$ E8 N6 W6 \$ E6 S6 FGR=[YR=1993] S33 |  |  |  |  |  |
| E58 N16 W37 N16 W15 N1 W6 \$ E6 S1 E15 N28 \$ E120\$ .           |  |  |  |  |  |