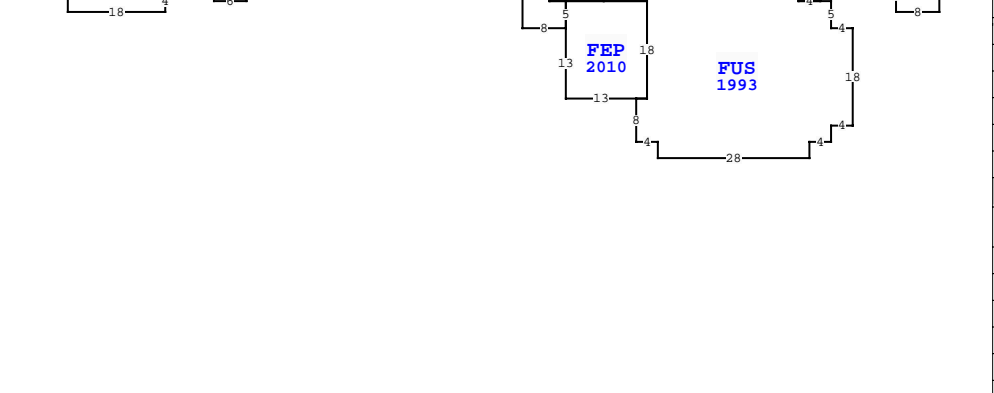


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	14 WD SHINGLE 70
Exterior Wall	16 WD FR STUC 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 70
Interior Floor	14 CARPET 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
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

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%	- 2021								
				Heated Area: 3747			HX Base Yr 2021				



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
BAL	351	15	53	9,321
BAS	1,541	100	1,541	270,998
FEP	270	80	216	37,985
FGR	588	55	323	56,802
FOP	150	30	45	7,914
FOP	294	30	88	15,475
FOP	544	30	163	28,665
FOP	702	30	211	37,106
FSP	270	40	108	18,993
FST	30	55	16	2,813
TOTALS	7,161		5,013	881,578

** This building has 12 Sub-Areas
10 MARSH POINT RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY		VALUATION SUMMARY	STANDARD
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		881,578	
TOTAL MARKET OB/XF VALUE		93,290	
TOTAL LAND VALUE - MARKET		850,000	
TOTAL MARKET VALUE		1,824,868	
SOH/AGL Deduction		678,410	
ASSESSED VALUE		1,146,458	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		1,096,458	
TOTAL JUST VALUE		1,824,868	
NCON VALUE		78,718	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,219,274	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226458	740 SFDECK	14,741	09/03/2012
B1226430	DEMO DECK	2,000	09/03/2012
B23033	REMODEL	18,678	11/01/2009
5108	NEW CONSTR	390,500	08/17/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2387/1546	8/27/2020	WD Q	Q	I	01	1,161,900
GRANTOR: HURST PAMELA C & WILL						
GRANTEE: CHURCH ALLISON C &						
0786/1085	3/07/1997	WD Q	Q	I		550,000
GRANTOR: JAMISON WILLIAM H & A						
GRANTEE: HURST PAMELA C						

BUILDING NOTES	

BUILDING DIMENSIONS	
FOP=[YR=1993] W8N10W15N7W25S9 FSP=[YR=1993] W12S13BAS=[YR=1993] W8S4W3S9 E3 S19E3S8E18N4 E5N2FOP=[YR=1993] E4 S4E6N4E11N1 E21 N16 FST=[YR=1993] N6 W5S6E5\$ W5 FGR=[YR=1993] N17 W21 S28 E21N11 \$ S11W22 S2 W4 N2W7S2W4 S4\$ N4E4N2E7S2E4N2E1N28W1N6 W15S8W18N2\$ S2E18N15W6\$E6S7E15 S6E22S11E5N16\$PTR=E35FOP=[YR=1993] E38S21E1S11E5 UOP=[YR=1994] E9N6E8 S19W8N6W9N7\$ S7W5S4FUS=[YR=1993] E2 S5E4 S18W4S3W4S3W28N3W4N8 FEP=[YR=2010] W13N13BAL=[YR=1994] W8N26E6 N14E10S20W1 FOP=[YR=1993] S15W10N15 E10\$ W10S15E3S5\$ N5E15S18W2\$ E2N18W8N15E6N22E7N1E4S1E6N1E4 S1E7S22E2S4W2S7E2S4E4\$ W4N4W2 N7E2N4W2N22W7N1W4S1W6N1W4W7S22 W5N27\$ W35\$.	

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	1989	1989	3	68	1,360
2	0812	CONCRETE C	0	100	0	0		2,955.00	SF 4.00	4.00	100	1989	1989	3	59.5	7,033
3	0858	SCULP CONC	0	100	0	0		396.00	SF 13.00	13.00	100	1989	1989	3	86	4,427
4	1242	WD DECK A	0	100	0	0		292.00	SF 10.00	10.00	100	2012	2012	3	60	1,752
6	0920	CWALL-WD/M	1	100	0	0		120.00	LF 390.00	390.00	100	2023	2021		97	45,396
7	0300	BOAT DCK W	1	100	0	0		720.00	SF 40.00	40.00	100	2023	2022		100	28,800
8	0310	AL GANG WY	1	100	0	0		14.00	LF 115.00	115.00	100	2023	2022		100	1,610
9	0303	FLT DOCK W	1	100	14	8		112.00	SF 26.00	26.00	100	2023	2022		100	2,912

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	000116	C	SFR MARSH	100	0006	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	850,000.00	850,000.00	850,000							