

CANTER CHARLES W & JANET H
14 MARSH POINT RD
FERNANDINA BEACH, FL 32034

03-6N-29-00LP-0087-0000

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	VALUATION SUMMARY															
Exterior Wall		10	ABOVE AVG 100		0500		11	6,182	139.8210	199.24	1,231,702	1997	2007	0	0	0	7.00	93.00	VALUATION BY					STANDARD										
Roof Structure		08	IRREGULAR 100		1 SFR CUST - 100% - 2016										Heated Area: 5247										HX Base Yr 2016									
Roof Cover		03	COMP SHNGL 100																															
Interior Wall		05	DRYWALL 90																															
Interior Wall		08	DECORATIVE 10																															
Interior Floor		12	HARDWOOD 60																															
Interior Floor		14	CARPET 40																															
Air Condition		03	CENTRAL 100																															
Heating Type		04	AIR DUCTED 100																															
Bedrooms			3 100																															
Bathrooms			4.5 100																															
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																															
NEIGHBORHOOD/LOC		10007.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	3,563	100	3,563	660,200																														
FGR	676	55	372	68,929																														
FOP	91	30	27	5,002																														
FOP	140	30	42	7,782																														
FOP	168	30	50	9,265																														
FST	18	55	10	1,853																														
FST	56	55	31	5,744																														
FUS	647	100	647	119,884																														
FUS	1,037	100	1,037	192,149																														
UOP	24	20	5	926																														
TOTALS	7,797		6,182	1,145,483																														
EXTRA FEATURES					14 MARSH POINT RD, FERNANDINA BEACH															BLD DATE					LGL DATE									
																				XF DATE					LAND DATE									
																				INC DATE					AG DATE									
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	1242	WD DECK A	0 100	6	4	24.00	SF	10.00	10.00	100	1997	1997	3	20	48																			
2	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1997	1997	3	81	1,620																			
3	0855	CONC PAVER	0 100	0	0	1,536.00	SF	7.00	7.00	100	2018	2018	3	98	10,537																			
4	0855	CONC PAVER	0 100	0	0	1,784.00	SF	7.00	7.00	100	2018	2018	3	98	12,238																			
5	0830	FLAGSTONE	0 100	0	0	232.00	SF	12.00	12.00	100	1997	1997	3	75	2,088																			
6	1126	CB/STC 8"	0 100	0	0	596.00	SF	8.00	8.00	100	1997	1997	3	75	3,576																			
7	0861	POOL GUNIT	0 100	0	0	548.00	SF	85.00	85.00	100	1997	1997	3	21	9,782																			
8	0855	CONC PAVER	0 100	0	0	1,637.00	SF	10.00	10.00	100	2018	2018	3	98	16,043																			
9	0300	BOAT DCK W	0 100	0	0	480.00	SF	40.00	40.00	100	2017	2017	3	87	16,704																			

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