



| BUILDING CHARACTERISTICS |      |                  |
|--------------------------|------|------------------|
| ELEMENT                  | CD   | CONSTRUCTION     |
| Exterior Wall            | 10   | ABOVE AVG 80     |
| Exterior Wall            | 23   | REINF CONC 20    |
| Roof Structure           | 08   | IRREGULAR 100    |
| Roof Cover               | 03   | COMP SHNGL 100   |
| Interior Wall            | 05   | DRYWALL 100      |
| Interior Floor           | 14   | CARPET 70        |
| Interior Floor           | 11   | CLAY TILE 30     |
| Air Condition            | 03   | CENTRAL 100      |
| Heating Type             | 04   | AIR DUCTED 100   |
| Bedrooms                 | 3    | 100              |
| Bathrooms                | 2    | 100              |
| Frame                    | 02   | WOOD FRAME 100   |
| Stories                  | 1.   | 1. 100           |
| Units                    | 0    | 100              |
| BUD8 Adjustme            | 02   | DIST FB 100      |
| Occupancy                | 00   | NONE 100         |
| Quality                  | 05   | Quality Level 05 |
| DOR CODE                 | 0100 | SINGLE FAMILY    |

|         |          |    |
|---------|----------|----|
| MAP NUM | MKT AREA | 01 |
|---------|----------|----|

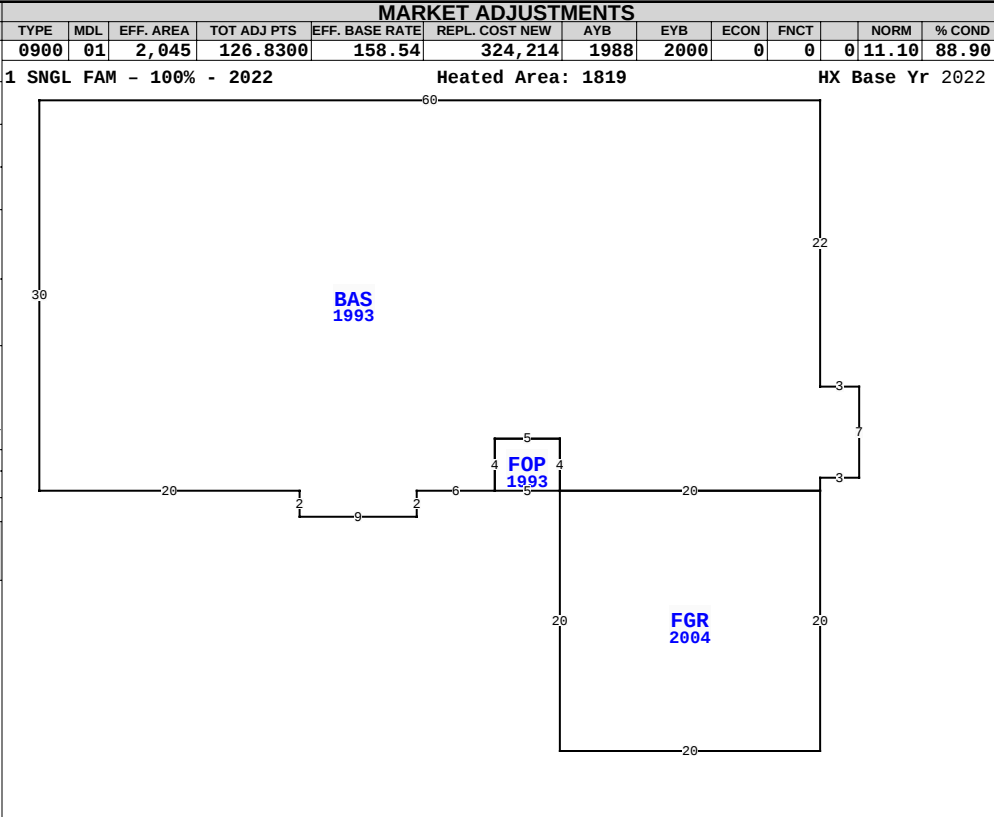
|                  |         |
|------------------|---------|
| NEIGHBORHOOD/LOC | 1007.00 |
|------------------|---------|

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,819            | 100         | 1,819        | 256,373              |
| FGR       | 400              | 55          | 220          | 31,007               |
| FOP       | 20               | 30          | 6            | 845                  |

|        |       |       |         |
|--------|-------|-------|---------|
| TOTALS | 2,239 | 2,045 | 288,226 |
|--------|-------|-------|---------|

| EXTRA FEATURES |            |             |     |     |    |    |        |    |          |
|----------------|------------|-------------|-----|-----|----|----|--------|----|----------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS  | UT | Adj R    |
| 1              | 0504       | FP-ELECTRI  | 0   | 100 | 0  | 0  | 1.00   | UT | 2,000.00 |
| 2              | 0810       | CONCRETE A  | 0   | 100 | 32 | 3  | 96.00  | SF | 6.50     |
| 3              | 0810       | CONCRETE A  | 0   | 100 | 39 | 16 | 624.00 | SF | 6.50     |
| 4              | 1242       | WD DECK A   | 0   | 100 | 36 | 10 | 360.00 | SF | 10.00    |
| 5              | 0877       | JACUZZI     | 0   | 100 | 0  | 0  | 1.00   | UT | 1,000.00 |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |       |             |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000100   | C   | SFR                  | 100 | 0006 | R-1      | 0.00  | 0.00  | 1.00        |



|          |  |           |  |
|----------|--|-----------|--|
| BLD DATE |  | LGL DATE  |  |
| XF DATE  |  | LAND DATE |  |
| INC DATE |  | AG DATE   |  |

2057 OAK MARSH DR, FERNANDINA BEACH

| NASSAU COUNTY PROPERTY    |  |  |  |  |           |  |  |  |  |
|---------------------------|--|--|--|--|-----------|--|--|--|--|
| PAGE 1 of 1               |  |  |  |  |           |  |  |  |  |
| VALUATION SUMMARY         |  |  |  |  |           |  |  |  |  |
| VALUATION BY              |  |  |  |  | STANDARD  |  |  |  |  |
| Tax Group: 2              |  |  |  |  | Tax Dist: |  |  |  |  |
| BUILDING MARKET VALUE     |  |  |  |  | 288,226   |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  | 5,027     |  |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  | 275,000   |  |  |  |  |
| TOTAL MARKET VALUE        |  |  |  |  | 568,253   |  |  |  |  |
| SOH/AGL Deduction         |  |  |  |  | 56,619    |  |  |  |  |
| ASSESSED VALUE            |  |  |  |  | 511,634   |  |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  | 55,000    |  |  |  |  |
| BASE TAXABLE VALUE        |  |  |  |  | 456,634   |  |  |  |  |
| TOTAL JUST VALUE          |  |  |  |  | 568,253   |  |  |  |  |
| NCON VALUE                |  |  |  |  | 0         |  |  |  |  |
| INCOME VALUE              |  |  |  |  |           |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  | 505,622   |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| 20210779   | REPAIR/RRF  | 0      | 12/01/2021 |
| 20061070   | OTHER       | 100    | 05/17/2006 |
| 20034170   | REPAIR/RRF  | 3,000  | 11/19/2003 |
| 20033293   | REMODEL     | 24,000 | 06/25/2003 |

| SALES DATA                    |  |            |              |        |        |           |               |  |  |
|-------------------------------|--|------------|--------------|--------|--------|-----------|---------------|--|--|
| OFF RECORD<br>Number          |  | DATE       | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |  |
| 2509/0996                     |  | 10/29/2021 | WD           | Q      | I      | 01        | 605,000       |  |  |
| GRANTOR:DICKSON GWEN W        |  |            |              |        |        |           |               |  |  |
| GRANTEE:FINN BRIAN M & BARB   |  |            |              |        |        |           |               |  |  |
| 1275/0175                     |  | 11/18/2004 | WD           | Q      | I      |           | 279,000       |  |  |
| GRANTOR:KILLEN M KERRY & SHEL |  |            |              |        |        |           |               |  |  |
| GRANTEE:DICKSON DAVID F & G   |  |            |              |        |        |           |               |  |  |

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

| BUILDING DIMENSIONS                                                                                                                |  |  |  |  |  |  |  |  |  |
|------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1993] W60 S30 E20 S2 E9 N2 E6 FOP=[YR=1993] E5 N4 W5 S4\$ N4 E5 S4 FGR=[YR=2004] S20 E20 N20 W20\$ E20 N1 E3 N7 W3 N22\$ . |  |  |  |  |  |  |  |  |  |