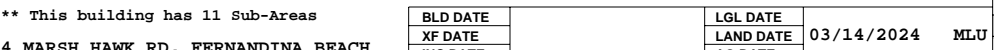


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS										
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	% COND
0500	01	3,783	103.9500	155.92	589,845	2004	2004	0	0	9.50 90.50
1 SFR CUST - 100% - 2005 Heated Area: 3337 HX Base Yr 2005										



** This building has 11 Sub-Areas
4 MARSH HAWK RD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY			PAGE 1 of 1	5
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 5		Tax Dist:		
BUILDING MARKET VALUE		533,810		
TOTAL MARKET OB/XF VALUE		8,471		
TOTAL LAND VALUE - MARKET		500,000		
TOTAL MARKET VALUE		1,042,281		
SOH/AGL Deduction		544,047		
ASSESSED VALUE		498,234		
TOTAL EXEMPTION VALUE		HX HB 50,000		
BASE TAXABLE VALUE		448,234		
TOTAL JUST VALUE		1,042,281		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		968,593		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19002700	REMODEL	45,000	03/19/2019
B0311669	NEW CONSTR	310,000	09/01/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2705/744	4/03/2024	SW	U	I	11	100

GRANTOR: O'MALLEY DIANE M
GRANTEE: O'MALLEY TRUST
1165/1484 8/26/2003 WD U V 01 75,000
GRANTOR: O'MALLEY JAMES E SR T
GRANTEE: O'MALLEY JAMES E &

EXTRA FEATURES				
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W
1	0504	FP-ELECTRI	0 100	0 0
2	0855	CONC PAVER	0 100	0 0
3	0855	CONC PAVER	0 100	0 0
4	1126	CB/STC 8"	0 100	0 0
5	0463	FENCE GATE	0 100	0 0

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	2004	2004	3	88	1,760	
2	0855	CONC PAVER	0 100	0 0	449.00	SF	10.00	10.00	100	2004	2004	3	84	3,772	
3	0855	CONC PAVER	0 100	0 0	167.00	SF	10.00	10.00	100	2004	2004	3	84	1,403	
4	1126	CB/STC 8"	0 100	0 0	200.00	SF	8.00	8.00	100	2004	2004	3	84	1,344	
5	0463	FENCE GATE	0 100	0 0	1.00	UT	300.00	300.00	100	2004	2004	3	64	192	

BUILDING NOTES				
BLD DATE				
XF DATE				
INC DATE				
LGL DATE				
LAND DATE				
AG DATE				
03/14/2024 MLU				

BUILDING DIMENSIONS									
BAS=[YR=2019] W23 S1 UOP=[YR=2019] W7 S6 BAS=[YR=2004] D3 L3 S1 W12 N1 L3 U3 W9 D3 L3 S44FGR=[YR=2004] S26 E22 N24 FOP=[YR=2004] N4 UOP=[YR=2004] N3 E6 UOP=[YR=2004] S3 E6 N3 FOP=[YR=2004] E7 N6 W13 S6 E6\$ W6\$ N6 W11 S9E5 \$ W5 S4 E5 \$W5 N2 W17 \$ E17 N11 E26 U3 R3 N6 R5 U5 N9 L5 U5 W8 N8 W8 \$E7N6\$ S6 E1 S8 E8 D5 R5 S2 E4 N11 E5 N11 \$ PTR= E15 FUS=[YR=2004] E15 N1E2 N2 E2 N1 E8 FOP=[YR=2004] E17 S16 W4 N5 W5 N3 W8 N8 \$ S8 E8 S3 E5 S14 W5 S9 W1 S2 W3 FOP=[YR=2004] S6 W14N6 E14 \$ W31 N32 \$ W15 \$.									

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	% 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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	500,000.00	500,000.00	500,000							