

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1										
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND								
Exterior Wall	16	WD FR STUC 70								0500	01	5,037	114.3800	171.57	864,198	1988	1998		0	0	12.50	87.50	VALUATION BY STANDARD							
Exterior Wall	12	CEDAR 30								1 SFR CUST - 100% - 2019										Heated Area: 4348 HX Base Yr 2019										
Roof Structur	08	IRREGULAR 100																						Tax Group: 5 Tax Dist:						
Roof Cover	03	COMP SHNGL 100																						BUILDING MARKET VALUE 756,173						
Interior Wall	05	DRYWALL 80																						TOTAL MARKET OB/XF VALUE 20,427						
Interior Wall	08	DECORATIVE 20																						TOTAL LAND VALUE - MARKET 975,000						
Interior Floo	14	CARPET 50																						TOTAL MARKET VALUE 1,751,600						
Interior Floo	15	HARDTILE 50																						SOH/AGL Deduction 877,537						
Air Condition	03	CENTRAL 100																						ASSESSED VALUE 874,063						
Heating Type	04	AIR DUCTED 100																						TOTAL EXEMPTION VALUE HX HB 50,000						
Bedrooms	04	5 100																						BASE TAXABLE VALUE 824,063						
Bathrooms		5.5 100																						TOTAL JUST VALUE 1,751,600						
Frame	02	WOOD FRAME 100																						NCON VALUE 0						
Stories	2.	2. 100																						INCOME VALUE						
Units		0 100																						PREVIOUS YEAR MKT VALUE 1,643,192						
Occupancy	00	NONE 100																												
Quality		03	Quality Level 03																											
DOR CODE		0100	SINGLE FAMILY																											
MAP NUM			MKT AREA					10																						
NEIGHBORHOOD/LOC		10001.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT AREA	SUBAREA MARKET VALUE																										
BAS	1,630	100	1,630	244,702																										
BAS	1,754	100	1,754	263,317																										
FGR	366	55	201	30,175																										
FGR	494	55	272	40,834																										
FOP	95	30	28	4,204																										
FOP	91	30	27	4,053																										
FUS	310	100	310	46,539																										
FUS	654	100	654	98,181																										
UOP	753	20	151	22,669																										
UOP	48	20	10	1,502																										
TOTALS	6,195		5,037	756,173																										
EXTRA FEATURES										8 MARSH HAWK RD, FERNANDINA BEACH										BLD DATE				LGL DATE		05/07/2024		MLU		
																				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	0504	FP-ELECTRI	0 100	0 0	1.00	UT	2,000.00	2,000.00	100	1988	1988	3	64	1,280																
2	1242	WD DECK A	0 100	16 3	48.00	SF	10.00	10.00	100	1988	1988	3	20	96																
3	1126	CB/STC 8"	0 100	0 0	48.00	SF	8.00	8.00	100	1988	1988	3	54.5	209																
4	1126	CB/STC 8"	0 100	0 0	172.00	SF	8.00	8.00	100	1997	1997	3	73	1,004																
5	0446	BOX FNC 6'	0 100	0 0	6.00	LF	20.00	20.00	100	1997	1997	3	20	24																
6	0463	FENCE GATE	0 100	0 0	1.00	UT	300.00	300.00	100	1997	1997	3	42	126																
7	0855	CONC PAVER	0 100	0 0	449.00	SF	10.00	10.00	100	2002	2002	3	82	3,682																
8	0855	CONC PAVER	0 100	0 0	1,708.00	SF	10.00	10.00	100	2002	2002	3	82	14,006																
LAND DESCRIPTION										TOTAL OB/XF 20,427																				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV						
1	000140	C	SFR GOLF A	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	650,000.00	650,000.00	650,000													
2	000140	C	SFR GOLF A	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	0.50	650,000.00	325,000.00	325,000													
REVIEW DATE	12/15/2020	BY	RK	Total Acres: 0.00		Total Land Value: 975,000		Market: 0		Agricultural: 0		Common: 975,000		PRINTED 08/06/2024 BY SYS																