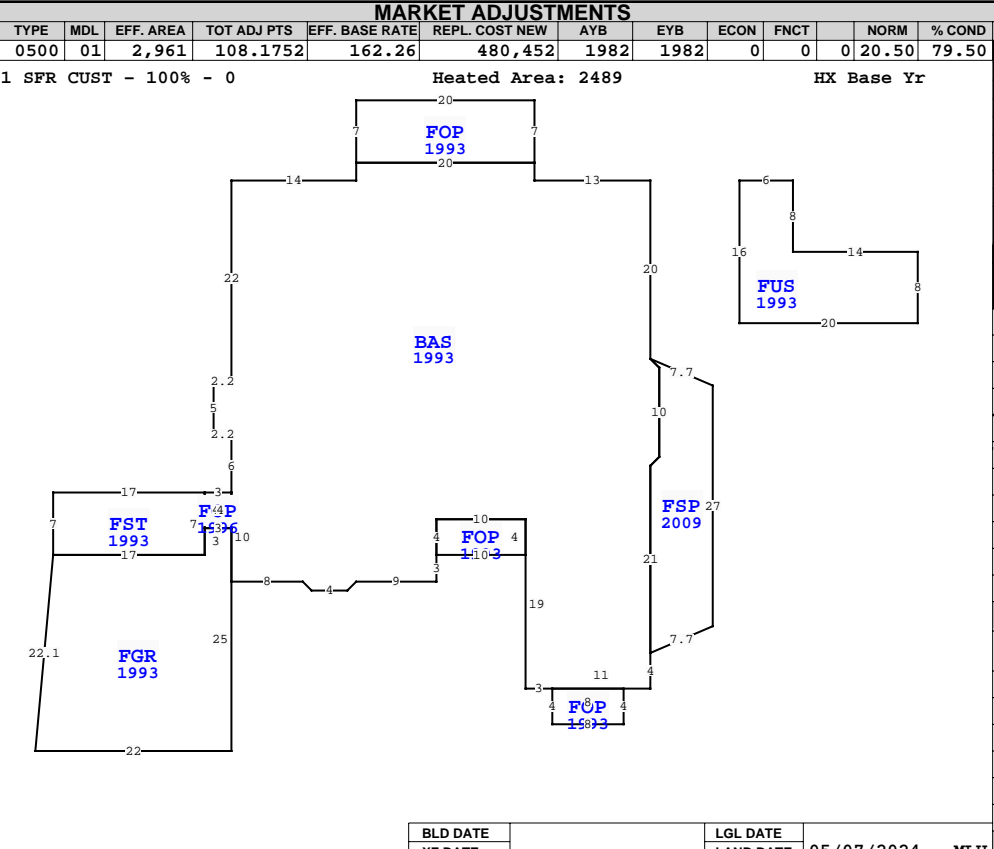


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	CB STUCCO	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	80
Interior Floo	11	CLAY TILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	100
Units		0	100
BUD8 Adjustme	05	DIST 1A	100
Occupancy	00	NONE	100
Quality	04	Quality Level 04	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	10
NEIGHBORHOOD/LOC	10001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,281	100	2,281
FGR	471	55	259
FOP	32	30	10
FOP	40	30	12
FOP	140	30	42
FOP	12	30	4
FSP	199	40	80
FST	119	55	65
FUS	208	100	208
TOTALS	3,502		2,961
			381,959



NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 5	Tax Dist:		
BUILDING MARKET VALUE			381,959
TOTAL MARKET OB/XF VALUE			4,233
TOTAL LAND VALUE - MARKET			520,000
TOTAL MARKET VALUE			906,192
SOH/AGL Deduction			538,075
ASSESSED VALUE			368,117
TOTAL EXEMPTION VALUE	HX HB VX		55,000
BASE TAXABLE VALUE			313,117
TOTAL JUST VALUE			906,192
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			849,686

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R992173	REPAIR/RRF	10,500	12/01/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0662/1853	7/09/1992	WD	U	I	07	100

GRANTOR: JACKSON WM & MADELYN
GRANTEE: DWYER FREDERICK G
0661/0882 6/16/1992 WD Q I 207,500
GRANTOR: JACKSON WM & MADELYN
GRANTEE: DWYER FREDERICK D

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	1.00	UT	2,000.00	2,000.00	100	1982	1982	3	51.5	1,030	
2	0811	CONCRETE B	0	100	0	1,621.00	SF	5.20	5.20	100	1982	1982	3	38	3,203	

12 MARSH HAWK RD, FERNANDINA BEACH
BLD DATE
XF DATE
INC DATE
LGL DATE
LAND DATE
AG DATE
05/07/2024 MLU

BUILDING NOTES	
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BUILDING DIMENSIONS
BAS=[YR=1993] W13 N2 FOP=[YR=1993] N7 W20 S7 E20\$ W20 S2 W14 S22 L2 D1 S5 D1 R2 S6 FOP=[YR=1996] W3 FST=[YR=1993] W17 S7 FGR=[YR=1993] D22 L2 E22 N25 W3 S3 W17\$E17 N7\$ S4 E3 N4\$ S10 E8 D1 R1 E4 U1 R1 E9 N3 FOP=[YR=1993] E10 N4 W10 S4\$ N4 E10 S19 E3 FOP=[YR=1993] S4E8N4 W8\$ E11 N4 FSP=[YR=2009] U3 R7 N27 U3 L7 D1 R1 S10 D1 L1 S21\$ N21 U1 R1 N10 U1 L1 N20\$ PTR= E10 FUS=[YR=1993] E6 S8 E14 S8 W20 N16\$ W10\$.

LAND DESCRIPTION		TOTAL OB/XF 4,233																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	DPH 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	0.80	650,000.00	520,000.00	520,000							