

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	16	WD FR STUC	50	0500	11	12,438	141.2004	211.80	2,634,368	2009	2009	0	0	0	7.00	93.00	STANDARD																																																																																																																																																													
Exterior Wall	17	CB STUCCO	50	1 SFR CUST - 100% - 2020													Heated Area: 10293 HX Base Yr 2020																																																																																																																																																													
Roof Structur	08	IRREGULAR	100															BUILDING MARKET VALUE: 2,449,962																																																																																																																																																												
Roof Cover	07	CONC TILE	100															TOTAL MARKET OB/XF VALUE: 123,092																																																																																																																																																												
Interior Wall	05	DRYWALL	90															TOTAL LAND VALUE - MARKET: 825,000																																																																																																																																																												
Interior Wall	06	CUST PANEL	10															TOTAL MARKET VALUE: 3,398,054																																																																																																																																																												
Interior Floor	12	HARDWOOD	60															SOH/AGL Deduction: 1,295,647																																																																																																																																																												
Interior Floor	14	CARPET	40															ASSESSED VALUE: 2,102,407																																																																																																																																																												
Air Condition	03	CENTRAL	100															TOTAL EXEMPTION VALUE: 50,000																																																																																																																																																												
Heating Type	04	AIR DUCTED	100															BASE TAXABLE VALUE: 2,052,407																																																																																																																																																												
Bedrooms	4	100																TOTAL JUST VALUE: 3,398,054																																																																																																																																																												
Bathrooms	6	100																NCON VALUE: 0																																																																																																																																																												
Frame	02	WOOD FRAME	100															INCOME VALUE: 0																																																																																																																																																												
Stories	2.	2.	100															PREVIOUS YEAR MKT VALUE: 3,291,702																																																																																																																																																												
Units	0	100																PERMIT NUM																																																																																																																																																												
Quality	04	Quality Level 04																DESCRIPTION														AMT			ISSUED																																																																																																																																											
DOR CODE	0100	SINGLE FAMILY																C18520														CO ISSUED			0 01/09/2009																																																																																																																																											
MAP NUM		MKT AREA																10		E20879														ELEC OTHER			0 06/01/2008																																																																																																																																									
NEIGHBORHOOD/LOC	10001.00																	M12874														MECH OTHER			0 04/01/2007																																																																																																																																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA															SUBAREA MARKET VALUE			B19243														SWIM POOL			40,000 12/01/2006																																																																																																																																								
BAL	88	15	13															2,560			P11814														OTHER			0 12/01/2006																																																																																																																																								
BAS	5,948	100	5,948															1,171,601			E18126														ELEC OTHER			2,000 10/01/2006																																																																																																																																								
FGR	650	55	358															70,516			SALES DATA																																																																																																																																																									
FGR	1,072	55	590															116,215			OFF RECORD Number														DATE			TYPE INST			Q V I RSN CD			SALE PRICE																																																																																																																																		
FOP	90	30	27															5,319			2314/1403														9/20/2019			QC U I 11			100																																																																																																																																					
FOP	108	30	32															6,304			GRANTOR: HAMRICK JOHN D & DIAN														GRANTEE: SHEFFIELD GEORGE WE																																																																																																																																											
FOP	136	30	41															8,076			2246/1065														11/07/2018			WD Q I 01			1,900,000																																																																																																																																					
FOP	313	30	94	18,515			GRANTOR: MTGLQ INVESTORS LP														GRANTEE: SHEFFIELD GEORGE WE																																																																																																																																																									
FOP	351	30	105	20,682			BUILDING NOTES														BUILDING DIMENSIONS																																																																																																																																																									
FOP	400	30	120	23,637			UOP=[YR=2009] W14N4W4 BAS=[YR=2009] N21W17 FOP=[YR=2009] W2														UOP=[YR=2009] N5W6S5E6\$ W6S8W39N24 UOP=[YR=2009] N3W16S3E16\$														W40S16E32S18E53N7E2N11\$ S11W2 S7W53N18W32N22W2 UOP=[YR=2009]														N5W24 S5E24\$ W20S40 FST=[YR=2009] W6S11 FGR=[YR=2009] S9														UOP=[YR=2009] W9S17E9N17\$ S17E25 FOP=[YR=2009]														E29S15FGR=[YR=2009] W17S44E26N36W9N8\$ S8E6N7 UOP=[YR=2009]														E8N8W8S8\$ N21W35S5\$ N26W25\$ E31N11W25\$ E25S11W6S21														E35N3E6N2E15S2 FOP=[YR=2009] S8 UOP=[YR=2009]														S5E12N5W12\$E12N2W1N6 W11\$ E11S6E21S12 UOP=[YR=2009] W9S10														E9N10\$ S14E9S4E6N4E9N16E3N19W3 N14W5N9\$ S9E5S14E3S7E10N26\$														PTR=W90S80 FOP=[YR=2009] E16N8 E17 S16 FUS=[YR=2009] S9														FOP=[YR=2009] E39S9 W39N9\$ S9E39N18E24S30W18S20W20													
TOTALS	16,069		12,438	2,449,962			BLD DATE														LGL DATE			LAND DATE			AG DATE																																																																																																																																																			
EXTRA FEATURES				3 MARSH HAWK RD, FERNANDINA BEACH														TOTAL OB/XF 64,401																																																																																																																																																												
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	4.00	UT	2,000.00	2,000.00	100	2009	2009	3	93	7,440																																																																																																																																																															
2	0855	CONC PAVER	0 100	0	0	78.00	SF	5.00	5.00	100	2009	2009	3	90	351																																																																																																																																																															
3	0855	CONC PAVER	0 100	0	0	421.00	SF	10.00	10.00	100	2009	2009	3	90	3,789																																																																																																																																																															
4	0855	CONC PAVER	0 100	9	2	18.00	SF	15.00	15.00	100	2009	2009	3	90	243																																																																																																																																																															
5	0855	CONC PAVER	0 100	61	1	61.00	SF	7.00	7.00	100	2009	2009	3	90	384																																																																																																																																																															
6	0855	CONC PAVER	0 100	0	0	5,104.00	SF	10.00	10.00	100	2009	2009	3	90	45,936																																																																																																																																																															
7	1075	TRELLIS G	0 100	8	8	64.00	SF	26.25	26.25	100	2009	2009	3	56	941																																																																																																																																																															
8	1075	TRELLIS G	0 100	9	10	90.00	SF	26.25	26.25	100	2009	2009	3	56	1,323																																																																																																																																																															
9	1075	TRELLIS G	0 100	10	16	160.00	SF	26.25	26.25	100	2009	2009	3	56	2,352																																																																																																																																																															
10	1126	CB/STC 8"	0 100	76	0	228.00	SF	8.00	8.00	100	2009	2009	3	90	1,642																																																																																																																																																															
LAND DESCRIPTION				TOTAL OB/XF 64,401														LAND USE																																																																																																																																																												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES			YEAR	DENSITY	DECL	FRZ	YR	CONSRV																																																																																																																																																				
1	000130	C	SFR WATER	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	750,000.00	825,000.00	825,000																																																																																																																																																													
REVIEW DATE 11/06/2019 BY DJA Total Acres: 0.00 Total Land Value: 825,000 Market: 0 Agricultural: 0 Common: 825,000 PRINTED 08/06/2024 BY SYS																																																																																																																																																																														

