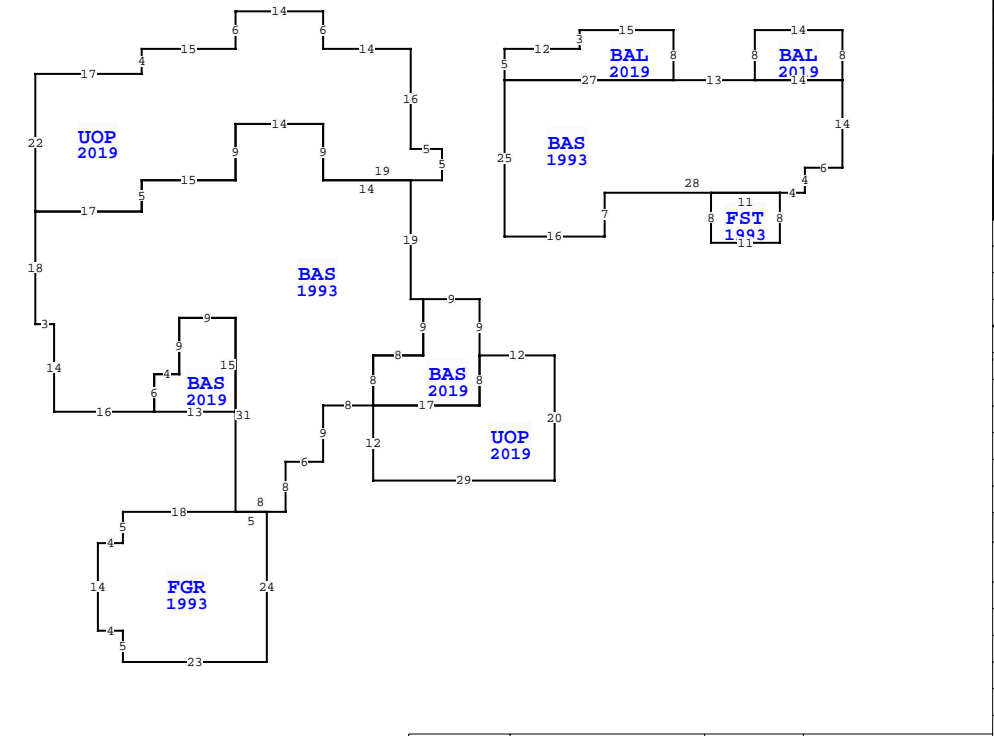


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	10 ABOVE AVG 100
Roof Structur	02 SHED 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	4.5 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
BUD8 Adjustme	05 DIST 1A 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SFR CUST	- 100%	- 2013									
					Heated Area: 3628							
						HX Base Yr 2013						



QUALITY	CD	DESCRIPTION		
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	SUBAREA MARKET VALUE
BAL	112	15	17	2,680
BAL	180	15	27	4,256
BAS	1,060	100	1,060	167,107
BAS	2,192	100	2,192	345,563
BAS	159	100	159	25,066
BAS	217	100	217	34,209
FGR	608	55	334	52,654
FST	88	55	48	7,567
UOP	444	20	89	14,030
UOP	1,260	20	252	39,727
TOTALS	6,320		4,395	692,860

30 MARSH CREEK RD, FERNANDINA BEACH

EXTRA FEATURES																
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	0803	ASPHALT C	0	100	0	0		2.00	2.00	100	1981	1981	3	50	1,823	
2	0855	CONC PAVER	0	100	0	0		10.00	10.00	100	2019	2019	3	98	1,019	
3	0504	FP-ELECTRI	0	100	0	0		2,000.00	2,000.00	100	1981	1981	3	49	980	

TOTAL OB/XF													
													3,822

LAND DESCRIPTION																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DPTH 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	1.00	750,000.00	750,000.00	750,000							

TOTAL OB/XF													
													3,822

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 5	Tax Dist:		
BUILDING MARKET VALUE			692,860
TOTAL MARKET OB/XF VALUE			3,822
TOTAL LAND VALUE - MARKET			750,000
TOTAL MARKET VALUE			1,446,682
SOH/AGL Deduction			393,194
ASSESSED VALUE			1,053,488
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			1,003,488
TOTAL JUST VALUE			1,446,682
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,415,582

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1802418	ADDITION	85,000	03/08/2018
B1632695	ADDITION	50,000	07/20/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1800/1870	6/22/2012	WD	Q	I	02	875,000
GRANTOR: ENSLOW LOIS V						
GRANTEE: HALL EDWIN L JR & A						
0833/0465	5/08/1998	WD	Q	I		550,000
GRANTOR: LATIMER HUGH A & ALIC						
GRANTEE: ENSLOW LOIS V						

BUILDING NOTES												
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BUILDING DIMENSIONS												
UOP=[YR=2019] W14 N6 W14 S6 W15 S4 W17 S22 BAS=[YR=1993] S18 E3 S14 E16 BAS=[YR=2019] E13 N15 W9 S9 W4 S6\$ N6 E4 N9 E9 S31 FGR=[YR=1993] W18 S5 W4 S14E4 S5 E23 N24 W5 \$ E8 N8 E6 N9 E8 UOP=[YR=2019] S12 E29 N20 W12 BAS=[YR=2019] N9 W9 S9 W8 S8 E17 N8\$ S8 W17\$ N8 E8 N9 W2 N19 W14 N9 W14 S9 W15 S5 W17\$ E17 N5 E15 N9 E14 S9 E19 N5 W5 N16 \$ PTR=E15 BAL=[YR=2019] E12 N3 E15 S8 BAS=[YR=1993] E13 BAL=[YR=2019] N8 E14 S8 W14\$ E14S14 W6 S4 W4 FST=[YR=1993] S8W11N8E11\$ W28 S7 W16 N25 E27\$ W27N5\$ W15\$.												