



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100

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	SUBAREA MARKET VALUE
BAS	2,298	100	2,298	446,855
FEP	500	80	400	77,781
FGR	541	55	298	57,947
FOP	497	30	149	28,973
FST	63	55	35	6,806
FST	196	55	108	21,001
FUS	832	100	832	161,786
FUS	70	100	70	13,611
UOP	12	20	2	389
UOP	108	20	22	4,278
TOTALS	5,117		4,214	819,428

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00
2	0830	FLAGSTONE	0 100	0	0	289.00	SF	12.00	12.00
3	1242	WD DECK A	0 100	8	10	80.00	SF	10.00	10.00
4	0855	CONC PAVER	0 100	0	0	176.00	SF	10.00	10.00
5	0855	CONC PAVER	0 100	0	0	2,244.00	SF	10.00	10.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	4,214	139.3920	209.09	881,105	1999	2009	0	0	7.00	93.00
1 SFR CUST - 100% - 2024 Heated Area: 3200 HX Base Yr 2024											
5 MARSH CREEK RD, FERNANDINA BEACH											
BLD DATE: 03/14/2024 MLU											

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	1999	1999	3	83	1,660	
2	0830	FLAGSTONE	0 100	0	0	289.00	SF	12.00	12.00	100	1999	1999	3	77	2,670	
3	1242	WD DECK A	0 100	8	10	80.00	SF	10.00	10.00	100	1999	1999	3	20	160	
4	0855	CONC PAVER	0 100	0	0	176.00	SF	10.00	10.00	100	2008	2008	3	89	1,566	
5	0855	CONC PAVER	0 100	0	0	2,244.00	SF	10.00	10.00	100	2008	2008	3	89	19,972	

LAND DESCRIPTION										TOTAL OB/XF							26,028		
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	LA VA		
1	000100	C	SFR	100		RSF - 1	0.00	0.00	1.00	LT		1.00	1.00	1.00	500,000.00	500,000.00	5		
REVIEW DATE		04/24/2020		BY		DJA		Total Acres: 0.00		Total Land Value: 500,000			Market: 0			Agricultural: 0			

NASSAU COUNTY PROPERTY				PAGE 1 of 1	5
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE				819,428	
TOTAL MARKET OB/XF VALUE				26,028	
TOTAL LAND VALUE - MARKET				500,000	
TOTAL MARKET VALUE				1,345,456	
SOH/AGL Deduction				0	
ASSESSED VALUE				1,345,456	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				1,295,456	
TOTAL JUST VALUE				1,345,456	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				1,258,980	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226457	HURR SHUT	4,310	09/03/2012
B24102	ADDITION	12,000	11/01/2010
B22227	XFOB	6,800	01/01/2009
B9805588	NEW CONSTR	166,435	11/01/1998

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2402/1749	10/21/2020	WD	Q	I	01
GRANTOR: AMOS STUART R & SUZAN					
GRANTEE: PAGONI ROBERT P & J					
2220/0539	8/28/2018	WD	Q	I	01
GRANTOR: RIVES ROBERT A & FLOR					
GRANTEE: AMOS STUART R & SUZ					

BUILDING NOTES									
FEP=[YR=2014] W37 BAS=[YR=1999] N22 W5 N1 W8 S1 W5 S62 UOP=[YR=1999] W9 S12 FGR=[YR=1999] S23 E5 S1 E12 N1 E6 N23 W23 \$ E9 N12\$55 FST=[YR=1999] S7 E9 N7 W9 \$ E9 FOP=[YR=1999] S7 E5 N2 E9 S5 E12 S2 E8 N2 E12 N2 UOP=[YR=1999] E2 N6 W2 S6 \$ N38 W5 S33 W23 N3 W18 \$ E18 S3 E23 N33 W21 N5 W11 N10 \$ S10 E11 S5 E26 N15 \$ PTR= E15 FUS=[YR=1999] E32 S3 FUS=[YR=2011] E7 S10 W7 N10 \$ S13 W6 S8 W6 S8 W2 S4 FST=[YR=1999] E2 S14 W14 N14 E12 \$ W12 N20 W6 N16 \$ W15 \$.									