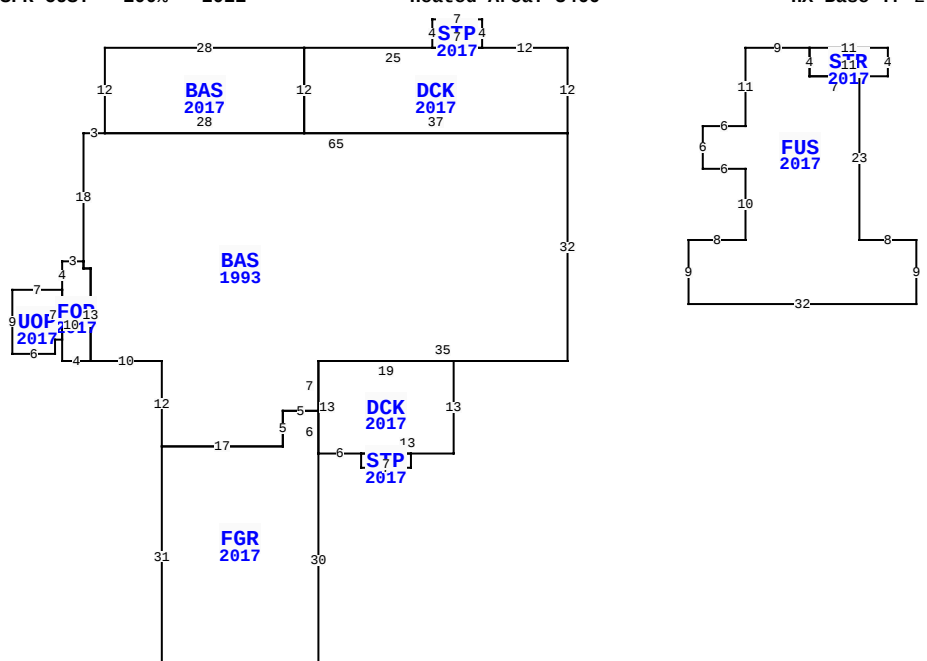


WALTER HUGH M & NANCY J
17 MARSH CREEK ROAD
FERNANDINA BEACH, FL 32034

01-6N-29-1300-0089-0000

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		10	ABOVE AVG 100		0500	11	3,960	145.4274	218.14	863,834	1975	2015		0	0	3.50	96.50	VALUATION BY		STANDARD																							
Roof Structure		08	IRREGULAR 100		1 SFR CUST - 100% - 2021													Heated Area: 3466													HX Base Yr 2021												
Roof Cover		03	COMP SHNGL 100															Tax Group: 5													Tax Dist:												
Interior Wall		05	DRYWALL 100															BUILDING MARKET VALUE													833,600												
Interior Floor		12	HARDWOOD 80															TOTAL MARKET OB/XF VALUE													96,475												
Interior Floor		11	CLAY TILE 20															TOTAL LAND VALUE - MARKET													500,000												
Air Condition		03	CENTRAL 100															TOTAL MARKET VALUE													1,430,075												
Heating Type		04	AIR DUCTED 100															SOH/AGL Deduction													767,358												
Bedrooms			3 100															ASSESSED VALUE													662,717												
Bathrooms			3 100															TOTAL EXEMPTION VALUE													HX HB 50,000												
Frame		02	WOOD FRAME 100															BASE TAXABLE VALUE													612,717												
Stories		1.5	1.5 100															TOTAL JUST VALUE													1,430,075												
Units			0 100		NCON VALUE													0																									
BUD8 Adjustme		05	DIST 1A 100		INCOME VALUE													PREVIOUS YEAR MKT VALUE								1,344,008																	
Quality		06	Quality Level 06																																								
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	2,402	100	2,402	505,633																																							
BAS	336	100	336	70,730																																							
DCK	247	10	25	5,263																																							
DCK	444	10	44	9,262																																							
FGR	707	55	389	81,886																																							
FOP	55	30	16	3,368																																							
FUS	728	100	728	153,248																																							
STP	14	10	1	210																																							
STP	28	10	3	631																																							
STR	44	10	4	842																																							
TOTALS	5,066		3,960	833,600																																							
EXTRA FEATURES					17 MARSH CREEK RD, FERNANDINA BEACH																																						
					BLD DATE										LGL DATE					03/14/2024					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	4,000.00	4,000.00	100	2017	2017	3	98	3,920																												
2	0855	CONC PAVER	0 100	0	0	2,473.00	SF	10.00	10.00	100	2017	2017	3	97	23,988																												
3	1126	CB/STC 8"	0 100	0	0	42.00	SF	8.00	8.00	100	2017	2017	3	97	326																												
4	1242	WD DECK A	0 100	4	8	32.00	SF	10.00	10.00	100	2017	2017	3	78	250																												
5	0861	POOL GUNIT	0 100	0	0	364.00	SF	85.00	85.00	100	2022	2022	3	98	30,321																												
6	0855	CONC PAVER	0 100	0	0	888.00	SF	10.00	10.00	100	2022	2022	3	100	8,880																												
7	0911	SCRN RM A	0 100	0	0	1,252.00	SF	17.50	17.50	100	2022	2022	3	97	21,253																												
8	0911	SCRN RM A	0 100	12	37	444.00	SF	17.50	17.50	100	2022	2022	3	97	7,537																												
LAND DESCRIPTION										TOTAL OB/XF										96,475																							
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	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	500,000																										
																</																											