

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
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
Occupancy	00	NONE 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR CUST - 100% - 2023	3,596	115.1010	172.65	620,849	2000	2000	0	0	11.50	88.50

Heated Area: 2926 HX Base Yr 2023

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		549,451
TOTAL MARKET OB/XF VALUE		11,147
TOTAL LAND VALUE - MARKET		600,000
TOTAL MARKET VALUE		1,160,598
SOH/AGL Deduction		0
ASSESSED VALUE		1,160,598
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		1,110,598
TOTAL JUST VALUE		1,160,598
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,136,230

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
BAL	100	15
BAS	2,000	100
FGR	518	55
FOP	36	30
FST	230	55
FST	340	55
FUS	926	100
PTO	32	5
UOP	70	20
UOP	149	20
TOTALS	4,401	3,596

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

29 MARSH HAWK RD, FERNANDINA BEACH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R991921	REPAIR/RRF	6,200	08/01/1999
B9905911	NEW CONSTR	439,750	03/01/1999

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	2000	2000	3	84	1,680	
2	0811	CONCRETE B	0	100	0	0	711.00	SF	5.20	5.20	100	2000	2000	3	79	2,921	
3	0830	FLAGSTONE	0	100	0	0	551.00	SF	12.00	12.00	100	2000	2000	3	79	5,223	
4	1126	CB/STC 8"	0	100	0	0	183.00	SF	8.00	8.00	100	2000	2000	3	79	1,157	
5	0444	BOX FNC 4'	0	100	0	0	8.00	LF	6.50	6.50	100	2000	2000	3	20	10	
6	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2000	2000	3	52	156	

EXTRA FEATURES																
TOTAL OB/XF 11,147																

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2083/0995	11/10/2016	WD	Q	I	01	840,000
GRANTOR: KOONS KEVIN J						
GRANTEE: WILKERSON DONALD H						
0752/1964	3/01/1996	WD	Q	V		85,000
GRANTOR: UNITED CONSTRUCTION I						
GRANTEE: KOONS KEVIN J						

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS=[YR=2000] W21 S2 W23 U4 L4 W13 S16E1 S8 UOP=[YR=2000] W2 S7 E2 S7 E4 N14 W4 \$ E4 FGR=[YR=2000] S23 E22 N23 W14 N3 W4 S3 W4 \$ E4 N3 E4S3 E14 S17 FOP=[YR=2000] S4 UOP=[YR=2000] S2 E2 S4 E2 S5 E11 N4 E2 N5 W1 N2 W16 \$ E9 N4 W9 \$ E9 S4 E7 S2 E17 N16 E1 N1 PTO=[YR=2000] E4 N8 W4 S8 \$ N28 \$ PTR= E15 FUS=[YR=2000] E12 BAL=[YR=2000] E25 S4 W25 N4 \$ S4 E28 S16 FST=[YR=2000] E20 S10 W1 S5 W22 N15 E3 \$ W3 S8 W5 N8 W1 S8 W3 S5 FST=[YR=2000] S5 W22 N12 E12 N2 E4 S9 E6 \$ W6 N9 W4 S2 W12 N2 W4 N8 W2 N16 \$ W15 \$.																

LAND DESCRIPTION																								
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	000116	C	SFR MARSH	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	600,000.00	600,000.00	600,000							