



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	10
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NEIGHBORHOOD/LOC	10001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,867	100	1,867	263,402
DCK	457	10	46	6,490
FGR	315	55	173	24,408
FOP	60	30	18	2,540
FSP	209	40	84	11,851
FUS	600	100	600	84,650
STP	5	10	0	0

TOTALS	3,513		2,788	393,339
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0855	CONC PAVER	0	0	0	0	803.00	SF	7.00	7.00	
2	0855	CONC PAVER	0	0	0	0	271.00	SF	7.00	7.00	
3	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	
4	0855	CONC PAVER	0	0	0	0	453.00	SF	7.00	7.00	
5	0855	CONC PAVER	0	0	0	0	364.00	SF	7.00	7.00	
6	1076	TRELLIS A	0	0	21	2	42.00	SF	7.50	7.50	
7	0446	BOX FNC 6'	0	0	0	0	11.00	LF	20.00	20.00	
8	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	
9	1126	CB/STC 8"	0	0	14	0	112.00	SF	8.00	8.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000140	C	SFR GOLF A	0		RSF-1	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,788	109.3680	164.05	457,371	1983	1995	0	0	0 14.00	86.00
1 SFR CUST - 0% - 0											
Heated Area: 2467											
HX Base Yr											
33 MARSH CREEK RD, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
05/07/2024 MLU											

TOTAL OB/XF											
14,343											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		393,339	
TOTAL MARKET OB/XF VALUE		14,343	
TOTAL LAND VALUE - MARKET		585,000	
TOTAL MARKET VALUE		992,682	
SOH/AGL Deduction		208,767	
ASSESSED VALUE		783,915	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		783,915	
TOTAL JUST VALUE		992,682	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		930,412	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1702882	FSP	4,171	05/01/2017
B1226633	316SFADD	100,000	11/01/2012
3569	H/AC	3,400	10/24/1990

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2481/0022	7/20/2021	WD	Q	I	01	930,000
GRANTOR: HASSELBERG MICHAEL &						
GRANTEE: WITT SCOTT V & KELL						
1739/0321	5/12/2011	WD	Q	I	02	485,000
GRANTOR: EBERLE SANDRA A & STE						
GRANTEE: HASSELBERG MICHAEL						

BUILDING NOTES											
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BUILDING DIMENSIONS											
DCK=[YR=1994] W5 N3 W5 S3 W5 N6 W34 S7 W1 S3 W1 S15 E4 BAS=[YR=1993] S31 FGR=[YR=1993] S15 E21 N15 W21 \$ E21 N4 E2 FOP=[YR=1993] E3 STP=[YR=1993] S1 E5 N1 W5\$ E7N6 W10 S6\$ N6 E10 S6 E15 N38 W18FSP=[YR=2017] N11 W19 S11 E19\$ N1 W19 S1 W11 S11 \$ N11 E11 N11E19 S11E17 N8\$ PTR= E15 FUS=[YR=1993] E30 S20W30 N20 \$ W15 \$.											