

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	10 ABOVE AVG 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 50
Interior Floor	14 CARPET 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
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%	- 2006		456,191	1985	1985	0	0	16.50	83.50	

Heated Area: 2609 HX Base Yr 2006

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VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 5	Tax Dist:			
BUILDING MARKET VALUE	380,919			
TOTAL MARKET OB/XF VALUE	3,021			
TOTAL LAND VALUE - MARKET	585,000			
TOTAL MARKET VALUE	968,940			
SOH/AGL Deduction	536,350			
ASSESSED VALUE	432,590			
TOTAL EXEMPTION VALUE	HX HB 50,000			
BASE TAXABLE VALUE	382,590			
TOTAL JUST VALUE	968,940			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	906,149			

Quality	03 Quality Level 03			
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	1,684	100	1,684	223,042
DCK	903	10	90	11,920
FCP	308	25	77	10,199
FOP	32	30	10	1,324
FOP	45	30	14	1,855
FOP	54	30	16	2,119
FOP	56	30	17	2,252
FOP	143	30	43	5,696
FUS	925	100	925	122,515
TOTALS	4,150		2,876	380,919

35 MARSH CREEK RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2024
INC DATE		AG DATE	MLU

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	0812	CONCRETE C	0	100	0	0		SF	4.00	100	1984	1984	3	44	1,901	
2	0504	FP-ELECTRI	0	100	0	0		UT	2,000.00	100	1984	1984	3	56	1,120	

TOTAL OB/XF													3,021				

LAND DESCRIPTION																								
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	000140	C	SFR GOLF A	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	0.90	650,000.00	585,000.00	585,000							

BUILDING NOTES												

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1292/1310	2/03/2005	WD	Q	I		434,000

GRANTOR: NORDMANN WM E  
GRANTEE: STYERS JESSICA A  
0829/0331 4/08/1998 WD Q I 215,000  
GRANTOR: FOSTER KURT  
GRANTEE: NORDMANN WM E & MAR

**BUILDING DIMENSIONS**  
DCK=[YR=1994] W55 S23 E5 S9 FOP=[YR=1993] S5 BAS=[YR=1993] S22 E9 N4 E19 FCP=[YR=1993] S14E22 N14 W9 FOP=[YR=1993] N11 W13 S11 E13\$ W13\$ N11 E13 S3 E9 N21 FOP=[YR=1993] N6 W9 S6 E9\$W9N16 W32 S27 W9 \$ E9 N5 W9\$ E9 N22 E32 S10 E9 N20 \$ PTR=E15 FUS=[YR=1993] E27 N13 E13 FOP=[YR=1993] N7E8 S7 W8\$ E8 S25 W29 S4 W19 N16\$ FOP=[YR=1993] E8 N4 W8 S4\$ W15\$.