

LELLI ALEXANDER J JR & JANET S
50 MARSH CREEK RD
FERNANDINA BEACH, FL 32034

01-6N-29-1330-0190-0000

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		5,680	146.9688		1,252,156	1980	2012		0		0	5.00	95.00	VALUATION BY																																																																																
Roof Structure		08	IRREGULAR 100		1 SFR CUST - 100% - 2015															Heated Area: 4579															HX Base Yr 2015															STANDARD																																																		
Roof Cover		03	COMP SHNGL 100																																Tax Group: 5															Tax Dist:																																																		
Interior Wall		05	DRYWALL 100																																BUILDING MARKET VALUE															1,189,548																																																		
Interior Floor		12	HARDWOOD 60																																TOTAL MARKET OB/XF VALUE															32,513																																																		
Interior Floor		11	CLAY TILE 40																																TOTAL LAND VALUE - MARKET															750,000																																																		
Air Condition		03	CENTRAL 100																																TOTAL MARKET VALUE															1,972,061																																																		
Heating Type		04	AIR DUCTED 100																																SOH/AGL Deduction															489,168																																																		
Bedrooms			3 100																																ASSESSED VALUE															1,482,893																																																		
Bathrooms			4.5 100																																TOTAL EXEMPTION VALUE															HX HB																																																		
Frame		02	WOOD FRAME 100																																BASE TAXABLE VALUE															1,432,893																																																		
Stories		1.	1. 100																																TOTAL JUST VALUE															1,972,061																																																		
Units			0 100																																NCON VALUE															0																																																		
BUD8 Adjustme		05	DIST 1A 100																																INCOME VALUE																																																																	
																																			PREVIOUS YEAR MKT VALUE															1,919,932																																																		
Quality		04	Quality Level 04																																PERMIT NUM															DESCRIPTION															AMT															ISSUED																				
DOR CODE		0100	SINGLE FAMILY																																B1428569															ROOF OVER FOP															20,000															04/01/2014																				
MAP NUM			MKT AREA																																M1217646															H/AC															0															10/01/2012																				
NEIGHBORHOOD/LOC		10001.00																																	P1216058															NEW CONSTR															0															08/01/2012																				
AREA TYPE			TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																B26053															ADDITION															485,000															05/01/2012														
BAS		4,254	100	4,254	890,904																															B9805573															ADDITION															15,600															11/01/1998																			
FGR		1,026	55	564	118,117																															B960453															REPAIR/RRF															4,200															03/01/1996																			
FOP		48	30	14	2,932																																																																																															
FOP		164	30	49	10,262																																																																																															
FSP		463	40	185	38,744																																																																																															
FUS		325	100	325	68,064																																																																																															
UOP		56	20	11	2,304																																																																																															
UOP		1,391	20	278	58,221																																																																																															
TOTALS		7,727		5,680	1,189,548																																																																																															
EXTRA FEATURES					50 MARSH CREEK RD, FERNANDINA BEACH																				BLD DATE										LGL DATE																																																																	
																									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	2,000.00	2,000.00	100	1980	1980	3	46.5	930																																																																																					
2	0300	BOAT DCK W	0 100	0	0	294.00	SF	40.00	40.00	100	2013	2013	3	71	8,350																																																																																					
3	1126	CB/STC 8"	0 100	0	0	48.00	SF	8.00	8.00	100	1980	1980	3	32.5	125																																																																																					
4	0855	CONC PAVER	0 100	0	0	1,312.00	SF	7.00	7.00	100	2013	2013	3	94	8,633																																																																																					
5	0303	FLT DOCK W	0 100	8	20	160.00	SF	26.00	26.00	100	2013	2013	3	71	2,954																																																																																					
6	0310	AL GANG WY	0 100	0	0	20.00	LF	115.00	115.00	100	2013	2013	3	60	1,380																																																																																					
7	0317	DCK PLNG W	0 100	0	0	3.00	UT	1,000.00	1,000.00	100	2013	2013	3	60	1,800																																																																																					
8	0855	CONC PAVER	0 100	0	0	210.00	SF	7.00	7.00	100	2013	2013	3	94	1,382																																																																																					
9	0855	CONC PAVER	0 100	0	0	148.00	SF	7.00	7.00	100	2013	2013	3	94	974																																																																																					
10	1076	TRELLIS A	0 100	25	8	200.00	SF	7.50	7.50	100	2013	2013	3	71	1,065																																																																																					
LAND DESCRIPTION										TOTAL OB/XF										27,593																																																																																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																																																																												
1	000130	C	SFR WATER	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	750,000.00	750,000.00	750,000																																																																																			
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