



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		31	HARDIE BRD 100		0500	11	4,141	143.8061	215.71	893,255	2023	2023	0	0	0	0.00	100.00	VALUATION BY		STANDARD									
Roof Structur		03	GABLE/HIP 100		1 SFR CUST - 100% - 2024													Heated Area: 3122					HX Base Yr 2024						
Roof Cover		13	STAND SEAM 100															BUILDING MARKET VALUE					893,255						
Interior Wall		05	DRYWALL 100															TOTAL MARKET OB/XF VALUE					71,766						
Interior Floo		12	HARDWOOD 90															TOTAL LAND VALUE - MARKET					750,000						
Interior Floo		11	CLAY TILE 10															TOTAL MARKET VALUE					1,715,021						
Air Condition		03	CENTRAL 100															SOH/AGL Deduction					0						
Heating Type		04	AIR DUCTED 100															ASSESSED VALUE					1,715,021						
Bedrooms			3 100															TOTAL EXEMPTION VALUE					HX HB 50,000						
Bathrooms			3.5 100															BASE TAXABLE VALUE					1,665,021						
Frame		02	WOOD FRAME 100															TOTAL JUST VALUE					1,715,021						
Stories		2.	2. 100															NCON VALUE					965,021						
Units			0 100															INCOME VALUE											
																		PREVIOUS YEAR MKT VALUE					750,000						
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	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	2,178	100	2,178	469,816																									
DCX	252	15	38	8,197																									
FGR	869	55	478	103,109																									
FOP	246	30	74	15,963																									
FSP	378	40	151	32,572																									
FST	36	55	20	4,314																									
FST	56	55	31	6,687																									
FST	60	55	33	7,118																									
FST	100	55	55	11,864																									
FST	100	55	55	11,864																									
TOTALS	5,445		4,141	893,255																									
EXTRA FEATURES					18 SEA MARSH 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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2024	2023		100	3,500														
2	0855	CONC PAVER	0 100	0	0	1,981.00	SF	10.00	10.00	100	2024	2023		100	19,810														
3	1243	WD DECK F	0 100	48	4	192.00	SF	8.00	8.00	100	2024	2023		100	1,536														
4	0300	BOAT DCK W	0 100	12	10	120.00	SF	40.00	40.00	100	2024	2023		100	4,800														
5	0920	CWALL-WD/M	0 100	0	0	108.00	LF	390.00	390.00	100	2024	2023		100	42,120														