

SHRIVER BRYCE L & KAREN C
1 SEA MARSH ROAD
FERNANDINA BEACH, FL 32034-5039

01-6N-29-1900-0069-0000

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		17	CB STUCCO 60							0500	01	6,785	126.9675	190.45	1,292,203	2007	2007	0	0	0	8.00	92.00	VALUATION BY STANDARD									
Exterior Wall		16	WD FR STUC 40							1 SFR CUST - 100% - 2009 Heated Area: 5836 HX Base Yr 2009														Tax Group: 5 Tax Dist:								
Roof Structur		08	IRREGULAR 100																					BUILDING MARKET VALUE 1,224,307								
Roof Cover		07	CONC TILE 100																					TOTAL MARKET OB/XF VALUE 76,237								
Interior Wall		05	DRYWALL 100																					TOTAL LAND VALUE - MARKET 1,000,000								
Interior Floo		11	CLAY TILE 70																					TOTAL MARKET VALUE 2,300,544								
Interior Floo		14	CARPET 30																					SOH/IAGL Deduction 872,919								
Air Condition		03	CENTRAL 100																					ASSESSED VALUE 1,427,625								
Heating Type		04	AIR DUCTED 100																					TOTAL EXEMPTION VALUE HX HB 50,000								
Bedrooms			5 100																					BASE TAXABLE VALUE 1,377,625								
Bathrooms			5.5 100																					TOTAL JUST VALUE 2,300,544								
Frame		02	WOOD FRAME 100																					NCON VALUE 0								
Stories		2.	2. 100																					INCOME VALUE								
Units			0 100																					PREVIOUS YEAR MKT VALUE 2,151,370								
Occupancy		00	NONE 100																													
Quality		05	Quality Level 05																													
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																												
BAL	280	15	42	7,359																												
BAS	36	100	36	6,308																												
BAS	4,070	100	4,070	713,121																												
FGR	973	55	535	93,740																												
FOP	24	30	7	1,226																												
FOP	56	30	17	2,979																												
FOP	69	30	21	3,679																												
FOP	280	30	84	14,718																												
FOP	528	30	158	27,684																												
FUS	1,608	100	1,608	281,744																												
TOTALS	8,523		6,785	1,188,827																												
EXTRA FEATURES										1 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	2.00	UT	3,500.00	3,500.00	100	2007	2007	3	91	6,370																	
2	0861	POOL GUNIT	0 100	0	0	474.00	SF	85.00	85.00	100	2007	2007	3	48	19,339																	
3	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	2007	2007	3	31	310																	
4	0600	SUMMER KIT	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	2007	2007	3	31	1,550																	
5	0855	CONC PAVER	0 100	0	0	514.00	SF	10.00	10.00	100	2007	2007	3	88	4,523																	
6	0855	CONC PAVER	0 100	0	0	154.00	SF	10.00	10.00	100	2007	2007	3	88	1,355																	
7	0462	ST/AL FNC	0 100	92	0	368.00	SF	10.00	10.00	100	2007	2007	3	48	1,766																	
8	0462	ST/AL FNC	0 100	41	0	123.00	SF	10.00	10.00	100	2007	2007	3	48	590																	
9	0463	FENCE GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2007	2007	3	72	432																	
10	0812	CONCRETE C	0 100	0	0	2,272.00	SF	4.00	4.00	100	2007	2007	3	88	7,997																	
LAND DESCRIPTION										TOTAL OB/XF 44,232																						
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	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	500,000.00	500,000.00	500,000															
2	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	500,000.00	500,000.00	500,000															

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