PT THOMAS LAMB GRANT
SEC 23-2N-28E IN OR 2705/1303

ADAMS ANDREW S
5 MARSH HAWK RD
FERNANDINA BEACH, FL 32034

2024

01-6N-29-AICO-0002-0010

BUILDING CHARACTERISTICS

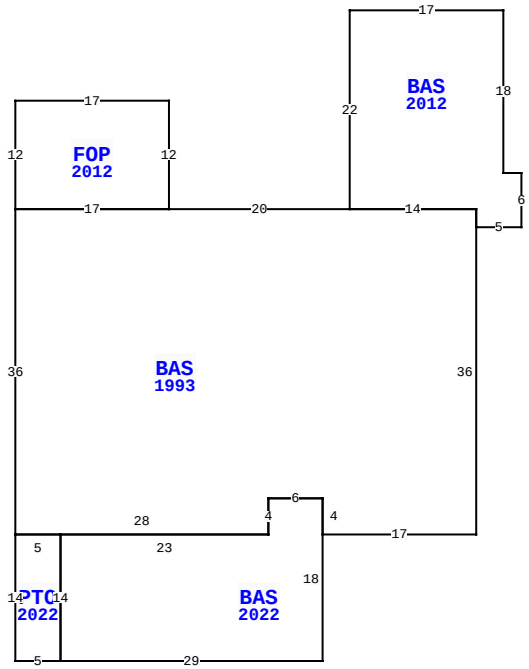
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 60
Exterior Wall	17	CB STUCCO 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
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	1,812	100	1,812	249,761
BAS	392	100	392	54,032
BAS	430	100	430	59,270
FOP	204	30	61	8,408
PTO	70	5	4	552
TOTALS	2,908		2,699	372,023

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,699	115.5840	173.38	467,953	1972	1982	0	0	0	20.50	79.50

1 SFR CUST – 100% - 2014 Heated Area: 2634 HX Base Yr 2014



5 MARSH HAWK RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 5

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		379,489
TOTAL MARKET OB/XF VALUE		77,244
TOTAL LAND VALUE - MARKET		750,000
TOTAL MARKET VALUE		1,206,733
SOH/AGL Deduction		335,420
ASSESSED VALUE		871,313
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		821,313
TOTAL JUST VALUE		1,206,733
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,191,993

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20216460	ADDITION	110,000	08/01/2021
B1226472	SCRN ENCL	8,880	09/03/2012
E1225281	NEW CONSTR	0	08/01/2012
M1217461	H/AC	0	08/01/2012
G01764	GAS	1,095	07/01/2012
B25916	SWIM POOL	25,000	04/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2705/1303	4/11/2024	WD	Q	I	02	1,375,000
GRANTOR: GOLDENBERG GENE S						
GRANTEE: ADAMS ANDREW S						
1778/0223	2/09/2012	WD	Q	I	02	635,000
GRANTOR: HARRIS AUDLEY CHANDLE						
GRANTEE: GOLDENBERG GENE S &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W17 S22 BAS=[YR=1993] W20 FOP=[YR=2012] N12 W17 S12 E17$ W17 S36 PTO=[YR=2022] S14 E5 BAS=[YR=2022] E29 N18 W6 S4 W23 S14$ N14 W5$ E28 N4E6 S4 E17 N36 W14$ E14 S2 E5 N6 W2 N18$.

EXTRA FEATURES

LN	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	0855	CONC PAVER	0	100	0	0	5,506.00	SF	6.00	6.00	100	2022	2022	3	100	33,036	
2	0855	CONC PAVER	0	100	0	0	399.00	SF	10.00	10.00	100	2022	2022	3	100	3,990	
3	1126	CB/STC 8"	0	100	0	0	336.00	SF	8.00	8.00	100	1995	1995	3	70	1,882	
4	1126	CB/STC 8"	0	100	0	0	138.00	SF	8.00	8.00	100	1995	1995	3	70	773	
5	0855	CONC PAVER	0	100	0	0	638.00	SF	10.00	10.00	100	2012	2012	3	93	5,933	
6	1075	TRELLIS G	0	100	31	7	217.00	SF	35.00	35.00	100	1995	1995	3	23	1,747	
7	0855	CONC PAVER	0	100	0	0	460.00	SF	10.00	10.00	100	2012	2012	3	93	4,278	
8	0855	CONC PAVER	0	100	0	0	540.00	SF	10.00	10.00	100	2012	2012	3	93	5,022	
9	0861	POOL GUNIT	0	100	0	0	200.00	SF	85.00	85.00	100	2012	2012	3	68	11,560	
10	0911	SCRN RM A	0	100	0	0	740.00	SF	17.50	17.50	100	2012	2012	3	55	7,123	

TOTAL OB/XF 75,344

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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							

REVIEW DATE 06/21/2022 BY DJ Total Acres: 0.00 Total Land Value: 750,000 Market: 0 Agricultural: 0 Common: 750,000 PRINTED 08/06/2024 BY SYS

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2024

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BUILDING CHARACTERISTICS

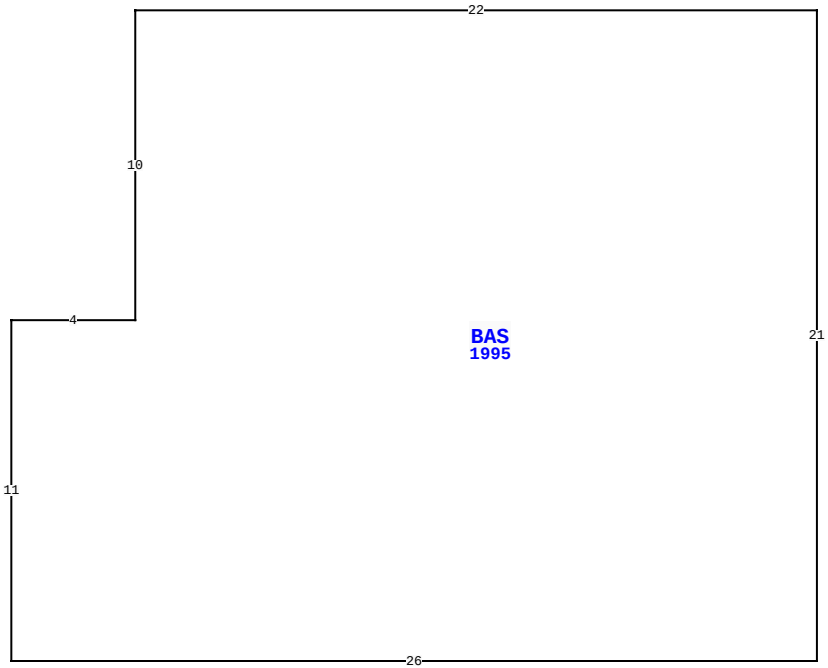
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	12	CEDAR 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
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	506	100	506	7,466
TOTALS	506		506	7,466

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	506	84.3150	29.51	14,932	1995	1995	0	0	0	50.00	50.00

2 GARAGE RES – 100% - 2014 Heated Area: 506 HX Base Yr 2014



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NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,191,993

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1225915	ADD BR/BA/PRCH	112,365	04/01/2012
B9401465	REMODEL	10,000	12/01/1994
B9401488	GARAGE	30,500	12/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2705/1303	4/11/2024	WD	Q	I	02	1,375,000
GRANTOR: GOLDENBERG GENE S						
GRANTEE: ADAMS ANDREW S						
1778/0223	2/09/2012	WD	Q	I	02	635,000
GRANTOR: HARRIS AUDLEY CHANDLE						
GRANTEE: GOLDENBERG GENE S &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] E22 S21 W26 N11 E4 N10 $.

EXTRA FEATURES

LN	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
11	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2012	2012	3	95	1,900	

LAND DESCRIPTION

TOTAL OB/XF 1,900

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 06/21/2022 BY DJ Total Acres: 0.00 Total Land Value: 750,000 Market: 0 Agricultural: 0 Common: 750,000 PRINTED 08/06/2024 BY SYS