



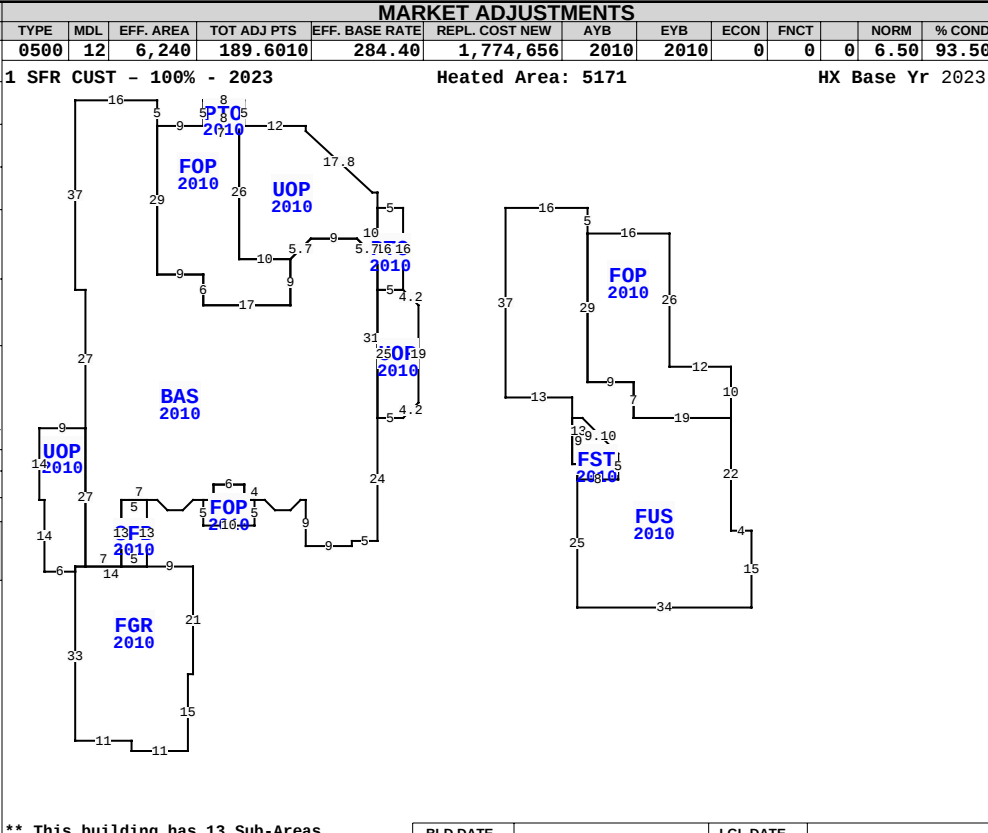
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 60
Exterior Wall	16	WD FR STUC 40
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 50
Interior Floor	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	10
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NEIGHBORHOOD/LOC	10001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,273	100	3,273	870,336
FGR	791	55	435	115,673
FOP	68	30	20	5,318
FOP	596	30	179	47,599
FOP	633	30	190	50,524
FST	81	55	45	11,966
FUS	1,846	100	1,846	490,877
PTO	40	5	2	532
PTO	80	5	4	1,064
SFB	65	80	52	13,828



** This building has 13 Sub-Areas

11 MARSH HAWK RD, FERNANDINA BEACH

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

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0 100	0	0	2,769.00	SF	10.00	10.00
2	0855	CONC PAVER	0 100	0	0	165.00	SF	10.00	10.00
3	0300	BOAT DCK W	0 100	0	0	330.00	SF	40.00	40.00
4	0920	CWALL-WD/M	0 100	0	0	88.00	LF	390.00	390.00
5	0410	ELEVATOR	0 100	0	0	1.00	UT	10,000.00	10,000.00
6	0855	CONC PAVER	0 100	5	7	35.00	SF	10.00	10.00
7	0861	POOL GUNIT	0 100	0	0	120.00	SF	85.00	85.00
8	0911	SCRN RM A	0 100	0	0	610.00	SF	17.50	17.50
9	1076	TRELLIS A	0 100	0	0	64.00	SF	7.50	7.50
10	0463	FENCE GATE	0 100	0	0	2.00	UT	300.00	300.00

TOTAL OB/XF 72,063

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000130	C	SFR WATER	100		RSF-1	0.00	0.00	1.00

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 5					Tax Dist:				
BUILDING MARKET VALUE					1,659,303				
TOTAL MARKET OB/XF VALUE					78,503				
TOTAL LAND VALUE - MARKET					750,000				
TOTAL MARKET VALUE					2,487,806				
SOH/AGL Deduction					0				
ASSESSED VALUE					2,487,806				
TOTAL EXEMPTION VALUE					HX HB 50,000				
BASE TAXABLE VALUE					2,437,806				
TOTAL JUST VALUE					2,487,806				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					2,417,140				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22332	CO ISSUED	0	03/03/2010
B23205	XFOB	4,015	01/01/2010
M14735	MECH OTHER	0	08/01/2009
P13774	PLUMBING	0	05/01/2009
E21740	ELEC OTHER	2,500	04/01/2009
B22333	SPA/JACUZZI	20,000	03/01/2009

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2598/0652	10/21/2022	WD	Q	I	01	2,995,000			
GRANTOR: HARRIS G STEVEN REVOC									
GRANTEE: SEACLUSSION TRUST, J									
2317/0122	10/14/2019	QC	U	I	11	100			
GRANTOR: HARRIS G STEVEN & LAU									
GRANTEE: HARRIS G STEVEN REV									

BUILDING NOTES									
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BUILDING DIMENSIONS

PTO=[YR=2010] W5 UOP=[YR=2010] N3W1 U12 L13 N1W12

PTO=[YR=2010] N5W8S5 FOP=[YR=2010] W9 BAS=[YR=2010]

N5W16S37E2S27 UOP=[YR=2010] W9S14E1S14E6 FGR=[YR=2010]

S33E11S2E11N15E1N21W9 SFB=[YR=2010] N13W5S13E5\$ W14 S1\$

N1E2N27\$ S27E7N13E7 D2 R2 E3 U2 R2 E2 FOP=[YR=2010]

S5E10N5W2N3W6S3W2\$ E2 N3E6S3E4 D2 R2 E3 U2 R2 E1S9E9 N1E5N24

UOP=[YR=2010] E5 U3 R3 N19 U3 L3 W5 S25\$ N31 U4 L4 W9 D4 L4

S9 W17N6W9N29\$ S29E9S6E17N9W10N26 W7\$ E8\$ W1S26E10 U4 R4 E9

D4 R4 N10\$ S16E5N16\$ PTR=E20 FUS=[YR=2010] E16 S5

FOP=[YR=2010] E16S26 E12S10W19N7W9N29\$ S29E9S7E19

S22E4S15W34N25 FST=[YR=2010] E8N5 U7 L7 W2S9E1S3\$

N3W1N13W13N37\$ W20\$.

SEACLUSSION TRUST/TRON JENNIFER TRUSTEE
11 MARSH HAWK RD
FERNANDINA BEACH, FL 32034

01-6N-29-AICO-0002-0030

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2										5				
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																					
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