

PARCEL 17
IN OR 2563/1912

MANN SANDRA L TRUST/MANN SANDRA L TRUSTEE
37 MARSH HAWK ROAD
FERNANDINA BEACH, FL 32034

2024

01-6N-29-AICO-0017-0000



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	PAGE 1 of 1 5														
Exterior Wall	17	CB STUCCO 100	0500	01	4,326	114.3912	171.59	742,298	2001	2001	0	0	0	11.00	89.00	VALUATION BY STANDARD													
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 100% - 2005													Heated Area: 3420													
Roof Cover	07	CONC TILE 100														HX Base Yr 2005													
Interior Wall	05	DRYWALL 100																											
Interior Floo	18	SLATE 70																											
Interior Floo	14	CARPET 30																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		3 100																											
Bathrooms		4 100																											
Frame	02	WOOD FRAME 100																											
Stories	1.	1. 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	3,060	100	3,060	467,308																									
BAS	360	100	360	54,977																									
FGR	573	55	315	48,105																									
FOP	142	30	43	6,566																									
FOP	276	30	83	12,675																									
FSP	662	40	265	40,469																									
UOP	21	20	4	611																									
UOP	21	20	4	611																									
UOP	45	20	9	1,374																									
UOP	49	20	10	1,527																									
TOTALS			5,814		4,326	660,645																							
EXTRA FEATURES			37 MARSH HAWK RD, FERNANDINA BEACH																										
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		2.00	UT 2,000.00	2,000.00	100	2001	2001	3	85	3,400													
2	0812	CONCRETE C	0	100	0	0		1,094.00	SF 4.00	4.00	100	2001	2001	3	80	3,501													
3	0858	SCULP CONC	0	100	0	0		312.00	SF 13.00	13.00	100	2001	2001	3	94	3,813													
4	1126	CB/STC 8"	0	100	7	3		21.00	SF 8.00	8.00	100	2001	2001	3	80	134													
5	0877	JACUZZI	0	100	0	0		1.00	UT 1,000.00	1,000.00	100	2001	2001	3	20	200													
TOTAL OB/XF 11,048																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000116	C	SFR MARSH	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	600,000.00	600,000.00	600,000												
REVIEW DATE 01/14/2021 BY KBA Total Acres: 0.00 Total Land Value: 600,000 Market: 0 Agricultural: 0 Common: 600,000 PRINTED 08/06/2024 BY SYS																													