



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		16	WD FR STUC 70		0500	11	6,465	139.4448	209.17	1,352,284	1991	2001	0	0	0	11.00	89.00	VALUATION BY						STANDARD																				
Exterior Wall		17	CB STUCCO 30		1 SFR CUST - 100% - 2022										Heated Area: 5177										HX Base Yr 2022																			
Roof Structur		03	GABLE/HIP 100																						Tax Group: 5										Tax Dist:									
Roof Cover		03	COMP SHNGL 100																						BUILDING MARKET VALUE										1,203,533									
Interior Wall		05	DRYWALL 100																						TOTAL MARKET OB/XF VALUE										77,541									
Interior Floo		12	HARDWOOD 50																						TOTAL LAND VALUE - MARKET										1,050,000									
Interior Floo		14	CARPET 50																						TOTAL MARKET VALUE										2,331,074									
Air Condition		03	CENTRAL 100																						SOH/AGL Deduction										538,585									
Heating Type		04	AIR DUCTED 100																						ASSESSED VALUE										1,792,489									
Bedrooms		5	100																						TOTAL EXEMPTION VALUE										HX HB 50,000									
Bathrooms		6	100																						BASE TAXABLE VALUE										1,742,489									
Frame		02	WOOD FRAME 100																						TOTAL JUST VALUE										2,331,074									
Stories		3.	3. 100																						NCON VALUE										0									
Units		0	100																						INCOME VALUE																			
																									PREVIOUS YEAR MKT VALUE										2,078,565									
Quality		04	Quality Level 04																																									
DOR CODE		0100	SINGLE FAMILY																																									
MAP NUM			MKT AREA				10																																					
NEIGHBORHOOD/LOC		10007.00																																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																								
BAS	2,874	100	2,874	535,028																																								
FOP	972	30	292	54,359																																								
FSP	178	40	71	13,217																																								
FST	122	55	67	12,472																																								
FUS	2,303	100	2,303	428,730																																								
UBM	2,147	20	429	79,863																																								
UGR	526	45	237	44,120																																								
UOP	962	20	192	35,743																																								
TOTALS		10,084		6,465	1,203,533																																							
EXTRA FEATURES					4 MARSH POINT RD, FERNANDINA BEACH										BLD DATE					LGL DATE					04/08/2024					MLU														
															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	0504	FP-ELECTRI	0 100	0	0	2.00	UT	2,000.00	2,000.00	100	1991	1991	3	70	2,800																													
2	0812	CONCRETE C	0 100	0	0	393.00	SF	4.00	4.00	100	1991	1991	3	62	975																													
3	1242	WD DECK A	0 100	0	0	1,034.00	SF	10.00	10.00	100	1991	1991	3	20	2,068																													
4	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	1991	1991	3	20	200																													
5	0861	POOL GUNIT	0 100	0	0	771.00	SF	85.00	85.00	100	1991	1991	3	20	13,107																													
6	0410	ELEVATOR	0 100	0	0	1.00	UT	10,000.00	10,000.00	100	1991	1991	3	100	10,000																													
7	0812	CONCRETE C	0 100	0	0	5,188.00	SF	4.00	4.00	100	2012	2012	3	93	19,299																													
8	0462	ST/AL FNC	0 100	0	0	384.00	SF	10.00	10.00	100	2012	2012	3	68	2,611																													
9	0920	CWALL-WD/M	1 100	0	0	70.00	LF	390.00	390.00	100	2023	2022		97	26,481																													
LAND DESCRIPTION										TOTAL OB/XF										77,541																								
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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	1,050,000.00	1,050,000.00	1,050,000																											
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