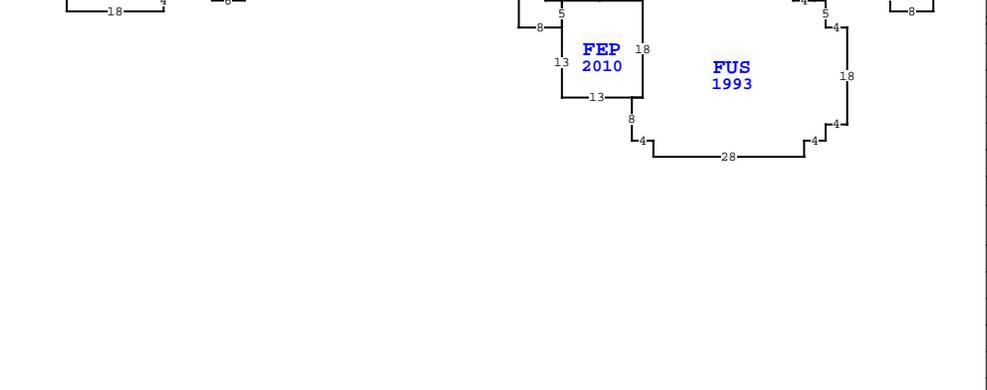


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	14 WD SHINGLE 70
Exterior Wall	16 WD FR STUC 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 70
Interior Floor	14 CARPET 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3.5 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
BUDS Adjustme	05 DIST 1A 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SFR CUST	- 100%	- 2021									Heated Area: 3747	HX Base Yr 2021



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
BAL	351	15	53	9,756
BAS	1,541	100	1,541	283,651
FEP	270	80	216	39,759
FGR	588	55	323	59,455
FOP	150	30	45	8,283
FOP	294	30	88	16,198
FOP	544	30	163	30,004
FOP	702	30	211	38,839
FSP	270	40	108	19,879
FST	30	55	16	2,945
TOTALS	7,161		5,013	922,741

\*\* This building has 12 Sub-Areas  
10 MARSH POINT RD, FERNANDINA BEACH

BLD DATE	LGL DATE	04/08/2024	MLU
XF DATE	LAND DATE		
INC DATE	AG DATE		

NASSAU COUNTY PROPERTY		VALUATION SUMMARY	STANDARD
VALUATION BY		Tax Group: 5 Tax Dist:	
BUILDING MARKET VALUE		922,741	
TOTAL MARKET OB/XF VALUE		90,203	
TOTAL LAND VALUE - MARKET		1,050,000	
TOTAL MARKET VALUE		2,062,944	
SOH/AGL Deduction		882,092	
ASSESSED VALUE		1,180,852	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		1,130,852	
TOTAL JUST VALUE		2,062,944	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,824,868	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226458	740 SFDECK	14,741	09/03/2012
B1226430	DEMO DECK	2,000	09/03/2012
B23033	REMODEL	18,678	11/01/2009
5108	NEW CONSTR	390,500	08/17/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2387/1546	8/27/2020	WD Q	Q	I	01	1,161,900
GRANTOR: HURST PAMELA C & WILL						
GRANTEE: CHURCH ALLISON C &						
0786/1085	3/07/1997	WD Q	Q	I		550,000
GRANTOR: JAMISON WILLIAM H & A						
GRANTEE: HURST PAMELA C						

BUILDING NOTES	

BUILDING DIMENSIONS	
FOP=[YR=1993] W8N10W15N7W25S9 FSP=[YR=1993] W12S13BAS=[YR=1993] W8S4W3S9 E3 S19E3S8E18N4 E5N2FOP=[YR=1993] E4 S4E6N4E11N1 E21 N16 FST=[YR=1993] N6 W5S6E5\$ W5 FGR=[YR=1993] N17 W21 S28 E21N11 \$ S11W22 S2 W4 N2W7S2W4 S4\$ N4E4N2E7S2E4N2E1N28W1N6 W15S8W18N2\$ S2E18N15W6\$E6S7E15 S6E22S11E5N16\$PTR=E35FOP=[YR=1993] E38S21E1S11E5 UOP=[YR=1994] E9N6E8 S19W8N6W9N7\$ S7W5S4FUS=[YR=1993] E2 S5E4 S18W4S3W4S3W28N3W4N8 FEP=[YR=2010] W13N13BAL=[YR=1994] W8N26E6 N14E10S20W1 FOP=[YR=1993] S15W10N15 E10\$ W10S15E3S5\$ N5E15S18W2\$ E2N18W8N15E6N22E7N1E4S1E6N1E4 S1E7S22E2S4W2S7E2S4E4\$ W4N4W2 N7E2N4W2N22W7N1W4S1W6N1W4W7S22 W5N27\$ W35\$.	

EXTRA FEATURES																
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	1.00	UT	2,000.00	2,000.00	100	1989	1989	3	66	1,320	
2	0812	CONCRETE C	0 100	0	0	2,955.00	SF	4.00	4.00	100	1989	1989	3	57	6,737	
3	0858	SCULP CONC	0 100	0	0	396.00	SF	13.00	13.00	100	1989	1989	3	85	4,376	
4	1242	WD DECK A	0 100	0	0	292.00	SF	10.00	10.00	100	2012	2012	3	55	1,606	
5	0920	CWALL-WD/M	1 100	0	0	120.00	LF	390.00	390.00	100	2023	2021		93	43,524	
6	0300	BOAT DCK W	1 100	0	0	720.00	SF	40.00	40.00	100	2023	2022		98	28,224	
7	0310	AL GANG WY	1 100	0	0	14.00	LF	115.00	115.00	100	2023	2022		97	1,562	
8	0303	FLT DOCK W	1 100	14	8	112.00	SF	26.00	26.00	100	2023	2022		98	2,854	

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	0006	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							