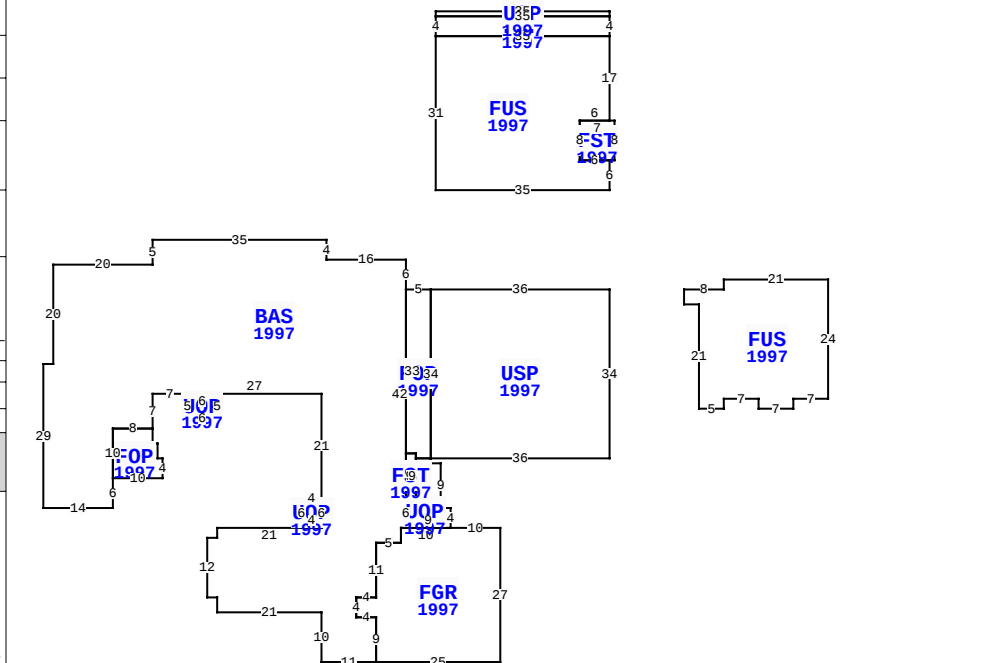


CANTER CHARLES W & JANET H
14 MARSH POINT RD
FERNANDINA BEACH, FL 32034

03-6N-29-00LP-0087-0000

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	VALUATION SUMMARY															
Exterior Wall		10	ABOVE AVG 100		0500	11	6,182	139.8210	209.73	1,296,551	1997	2007	0	0	0	7.50	92.50	VALUATION BY		STANDARD														
Roof Structur		08	IRREGULAR 100		1 SFR CUST - 100% - 2016										Heated Area: 5247										HX Base Yr 2016									
Roof Cover		03	COMP SHNGL 100												Tax Group: 5										Tax Dist:									
Interior Wall		05	DRYWALL 90												BUILDING MARKET VALUE										1,277,351									
Interior Wall		08	DECORATIVE 10												TOTAL MARKET OB/XF VALUE										71,026									
Interior Floo		12	HARDWOOD 60												TOTAL LAND VALUE - MARKET										1,050,000									
Interior Floo		14	CARPET 40												TOTAL MARKET VALUE										2,398,377									
Air Condition		03	CENTRAL 100		SOH/AGL Deduction										825,113																			
Heating Type		04	AIR DUCTED 100		ASSESSED VALUE										1,573,264																			
Bedrooms			3 100		TOTAL EXEMPTION VALUE										HX HB 50,000																			
Bathrooms			4.5 100		BASE TAXABLE VALUE										1,523,264																			
Frame		02	WOOD FRAME 100		TOTAL JUST VALUE										2,398,377																			
Stories		2.	2. 100		NCON VALUE										0																			
Units			0 100		INCOME VALUE																													
Quality		04	Quality Level 04		PREVIOUS YEAR MKT VALUE										2,146,560																			
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	3,563	100	3,563	691,223																														
FGR	676	55	372	72,169																														
FOP	91	30	27	5,238																														
FOP	140	30	42	8,148																														
FOP	168	30	50	9,700																														
FST	18	55	10	1,940																														
FST	56	55	31	6,014																														
FUS	647	100	647	125,518																														
FUS	1,037	100	1,037	201,178																														
UOP	24	20	5	970																														
TOTALS	7,797		6,182	1,199,310																														
EXTRA FEATURES					14 MARSH POINT 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	1242	WD DECK A	0 100	6	4	24.00	SF	10.00	10.00	100	1997	1997	3	20	48																			
2	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1997	1997	3	80	1,600																			
3	0855	CONC PAVER	0 100	0	0	1,536.00	SF	7.00	7.00	100	2018	2018	3	97	10,429																			
4	0855	CONC PAVER	0 100	0	0	1,784.00	SF	7.00	7.00	100	2018	2018	3	97	12,113																			
5	0830	FLAGSTONE	0 100	0	0	232.00	SF	12.00	12.00	100	1997	1997	3	73	2,032																			
6	1126	CB/STC 8"	0 100	0	0	596.00	SF	8.00	8.00	100	1997	1997	3	73	3,481																			
7	0861	POOL GUNIT	0 100	0	0	548.00	SF	85.00	85.00	100	1997	1997	3	20	9,316																			
8	0855	CONC PAVER	0 100	0	0	1,637.00	SF	10.00	10.00	100	2018	2018	3	97	15,879																			
9	0300	BOAT DCK W	0 100	0	0	480.00	SF	40.00	40.00	100	2017	2017	3	84	16,128																			
LAND DESCRIPTION										TOTAL OB/XF										71,026														
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		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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