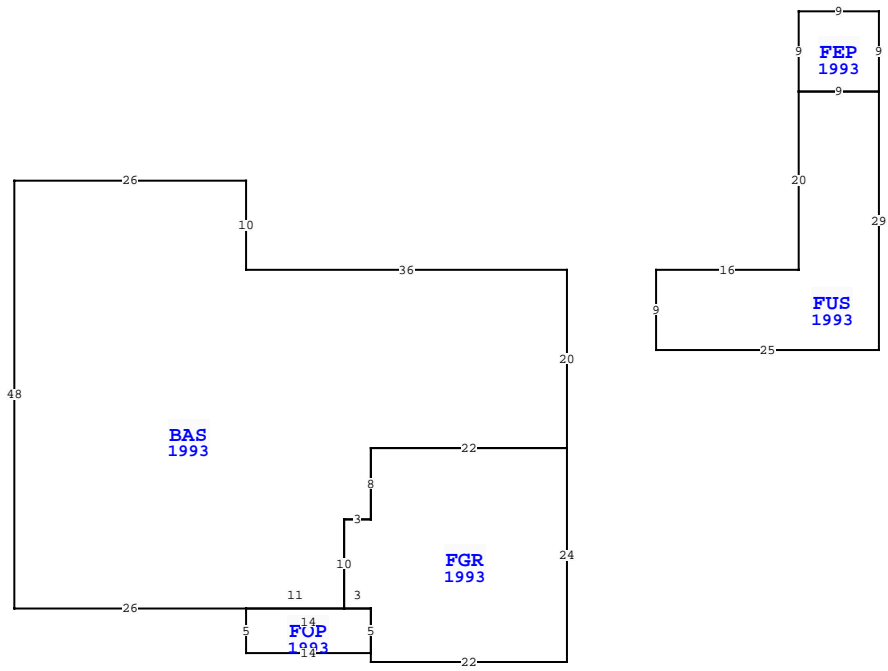


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	12	CEDAR 80	
Exterior Wall	23	REINF CONC 20	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	11	CLAY TILE 50	
Interior Floor	14	CARPET 50	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
Bathrooms		3 100	
Frame	02	WOOD FRAME 100	
Stories	1.5	1.5 100	
Units		0 100	
BUD8 Adjustme	02	DIST FB 100	
Occupancy	00	NONE 100	
Quality	04	Quality Level 04	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,190	100	1993
FEP	81	80	1993
FGR	558	55	1993
FOP	70	30	1993
FUS	405	100	1993
TOTALS	3,304		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,988	117.7491	155.43	464,425	1985	1985	0	0	19.50	80.50
1 SNGL FAM - 50% - 2021 Heated Area: 2595 HX Base Yr 2021											



NASSAU COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			373,862
TOTAL MARKET OB/XF VALUE			23,493
TOTAL LAND VALUE - MARKET			533,000
TOTAL MARKET VALUE			930,355
SOH/AGL Deduction			121,091
ASSESSED VALUE			809,264
TOTAL EXEMPTION VALUE	HA HAB	50,722	
BASE TAXABLE VALUE			758,542
TOTAL JUST VALUE			930,355
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			913,259

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131438	ROOF	8,400	06/24/2013
20010414	REPAIR/RRF	1,000	03/08/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2789/1029	5/21/2025	FJ	U	I	11	0
GRANTOR: CRISHER JAMES NEAL ES						
GRANTEE: CRISHER DEBORAH						
0382/0141	3/18/1983	WD	Q	V		15,000
GRANTOR: O.M. PARTNERSHIP						
GRANTEE: CRISHER JAMES N & G						

EXTRA FEATURES		2059 OAK MARSH DR, 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	0810	CONCRETE A	0	50	0	0	1,544.00	SF	6.50	6.50	100	1985	1985	3	44	4,416	
2	1242	WD DECK A	0	50	0	0	867.00	SF	10.00	10.00	100	1993	1993	3	20	1,734	
3	0504	FP-ELECTRI	0	50	0	0	1.00	UT	2,000.00	2,000.00	100	1985	1985	3	56	1,120	
4	0875	HOT TUB	0	50	0	0	1.00	UT	1,200.00	1,200.00	100	2001	2001	3	20	240	
5	0100	BAR-B-Q	0	50	0	0	1.00	UT	200.00	200.00	100	1985	1985	3	20	40	
6	0810	CONCRETE A	0	50	43	3	129.00	SF	6.50	6.50	100	1985	1985	3	44	369	
7	0835	QUARY TILE	0	50	0	0	90.00	SF	10.00	10.00	100	2001	2001	3	79	711	
8	0300	BOAT DCK W	0	50	167	4	668.00	SF	60.00	60.00	100	1985	1985	3	20	8,016	
9	0300	BOAT DCK W	0	50	12	4	48.00	SF	60.00	60.00	100	2001	2001	3	28	806	
10	0300	BOAT DCK W	0	50	12	14	168.00	SF	60.00	60.00	100	2001	2001	3	28	2,822	

TOTAL OB/XF												20,274												
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	RES MARSH	50		R-1	0.00	0.00	82.00	FF		1.00	1.00	1.00	6,500.00	6,500.00	533,000							

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=1993] W36 N10 W26 S48 E26 FOP=[YR=1993] S5 E14 FGR=[YR=1993] S1 E22 N24 W22 S8 W3 S10 E3 S5 \$ N5 W14 \$ E11 N10 E3 N8 E22 N20 \$ PTR= E10 FUS=[YR=1993] E16 N20 FEP=[YR=1993] N9 E9 S9 W9 \$ E9 S29 W25 N9 \$ W10 \$ .	

