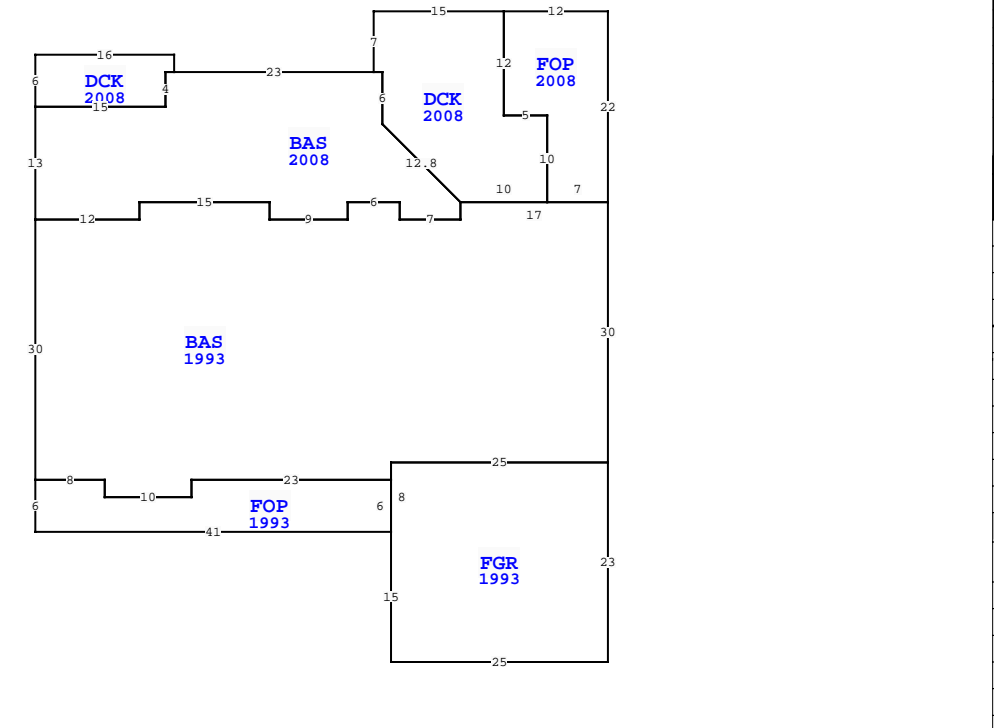


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 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			
0900	01	3,152	115.3680	152.29	480,018	1985	1992		0	0	15.00	85.00		



Quality	05	Quality Level 05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 01			
NEIGHBORHOOD/LOC	1007.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,026	100	1993	2,026	262,259
BAS	637	100	2008	637	82,458
DCK	92	10	2008	9	1,165
DCK	325	10	2008	32	4,142
FGR	575	55	1993	316	40,905
FOP	226	30	1993	68	8,803
FOP	214	30	2008	64	8,285
TOTALS	4,095			3,152	408,015

2061 OAK MARSH DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/18/2024
INC DATE		AG DATE	MLU

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	56	1,960	
2	0300	BOAT DCK W	0	100	173	4	692.00	SF	60.00	60.00	100	1990	1990	3	20	8,304	
3	0311	WD GANG WY	0	100	0	0	20.00	SF	45.00	45.00	100	1990	1990	3	20	180	
4	0303	FLT DOCK W	0	100	8	20	160.00	SF	26.00	26.00	100	1990	1990	3	20	832	
5	0317	DCK PLNG W	0	100	0	0	4.00	UT	1,000.00	1,000.00	100	1990	1990	3	20	800	
6	0351	CARPORT MT	0	100	24	20	480.00	SF	10.00	10.00	100	2001	2001	3	20	960	
7	0855	CONC PAVER	0	100	0	0	2,556.00	SF	10.00	10.00	100	2006	2006	3	86	21,982	

TOTAL OB/XF 35,018

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	RES MARSH	100		R-1	85.00	185.00	115.00	FF		1.00	1.00	0.95	6,500.00	6,175.00	710,125							

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		408,015	
TOTAL MARKET OB/XF VALUE		35,018	
TOTAL LAND VALUE - MARKET		710,125	
TOTAL MARKET VALUE		1,153,158	
SOH/AGL Deduction		801,380	
ASSESSED VALUE		351,778	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		301,056	
TOTAL JUST VALUE		1,153,158	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,132,972	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121533	REPAIR ROOF SHING	2,400	07/30/2012
20080341	GAS	450	03/05/2008
20080223	H/AC	4,500	02/14/2008
20072165	ADDITION	75,000	12/04/2007
20072085	XFOB	1,000	11/12/2007
20010461	RE-ROOF	2,000	03/15/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1966/0877	2/23/2015	QC	U	I	11	100

GRANTOR: HELLER STEVEN R & CHA
GRANTEE: KINGSNORTH-HELLER T
1907/0281 3/13/2014 WD U I 30 6,100
GRANTOR: HELLER STEVEN R TRUST
GRANTEE: HELLER STEVEN R & C

BUILDING DIMENSIONS													
FOP=[YR=2008] W12 DCK=[YR=2008] W15 S7 BAS=[YR=2008] W23 DCK=[YR=2008] N2 W16 S6 E15 N4 E1\$ W1 S4 W15 S13 BAS=[YR=1993] S30 FOP=[YR=1993] S6 E41 FGR=[YR=1993] S15 E25 N23 W25 S8\$ N6 W23 S2 W10 N2 W8\$ E8 S2 E10 N2 E23 N2 E25 N30 W17 S2 W7 N2 W6 S2 W9 N2 W15 S2 W12\$ E12 N2 E15 S2 E9 N2 E6 S2 E7 N2 L9 U9 N6 W1\$ E1 S6 D9 R9 E10 N10 W5 N12\$ S12 E5 S10 E7 N22\$.													