



| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|------------------|------|
| ELEMENT | CD | | |
| Exterior Wall | 23 | REINF CONC 100 | |
| Roof Structur | 08 | IRREGULAR 100 | |
| Roof Cover | 11 | SLATE 100 | |
| Interior Wall | 05 | DRYWALL 100 | |
| Interior Floor | 11 | CLAY TILE 100 | |
| Air Condition | 03 | CENTRAL 100 | |
| Heating Type | 04 | AIR DUCTED 100 | |
| Bedrooms | | 4 100 | |
| Bathrooms | | 4 100 | |
| Frame | 03 | MASONRY 100 | |
| Stories | 3. | 3. 100 | |
| Units | | 0 100 | |
| Occupancy | 00 | NONE 100 | |
| 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 |
| BAS | 2,196 | 100 | 2015 |
| FGR | 873 | 55 | 2015 |
| FOP | 1,196 | 30 | 2015 |
| FST | 302 | 55 | 2015 |
| FUS | 1,718 | 100 | 2015 |
| PTO | 40 | 5 | 2015 |
| SFB | 651 | 80 | 2015 |
| TOTALS | 6,976 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 0500 | 01 | 5,442 | 144.2100 | 227.85 | 1,239,960 | 2015 | 2015 | 0 | 0 | 4.50 | 95.50 |
| 1 SFR CUST - 100% - 2016 Heated Area: 4435 HX Base Yr 2016 | | | | | | | | | | | |

| NASSAU COUNTY PROPERTY | | PAGE 1 of 2 |
|---------------------------|-----------|-------------|
| VALUATION SUMMARY | | |
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 1,184,162 |
| TOTAL MARKET OB/XF VALUE | | 212,170 |
| TOTAL LAND VALUE - MARKET | | 832,100 |
| TOTAL MARKET VALUE | | 2,228,432 |
| SOH/AGL Deduction | | 909,049 |
| ASSESSED VALUE | | 1,319,383 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 1,268,661 |
| TOTAL JUST VALUE | | 2,228,432 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 2,183,965 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|---------|------------|
| 20152559 | CO ISSUED | 0 | 12/22/2015 |
| 20152559 | COMPLT | 60,000 | 11/02/2015 |
| 20150800 | SWIM POOL | 42,000 | 04/14/2015 |
| 20141757 | MTLROOF | 15,000 | 08/11/2014 |
| 20140017 | NEW CONSTR | 924,444 | 01/06/2014 |

| SALES DATA | | | | | | |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1873/0567 | 8/13/2013 | WD | Q | V | 01 | 235,000 |
| GRANTOR: DIOCESE OF ST AUGUSTI | | | | | | |
| GRANTEE: LE-BERT GEORGE & CA | | | | | | |
| 1636/1840 | 9/17/2008 | WD | U | I | 21 | 100 |
| GRANTOR: DIOCESE OF ST AUGUSTI | | | | | | |
| GRANTEE: DIOCESE OF ST AUGUS | | | | | | |

| EXTRA FEATURES | | 2062 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 | 0504 | FP-ELECTRI | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2015 | 2015 | 3 | 96 | 1,920 | |
| 2 | 0861 | POOL GUNIT | 0 | 100 | 0 | 0 | 512.00 | SF | 127.50 | 127.50 | 100 | 2015 | 2015 | 3 | 75 | 48,960 | |
| 3 | 0912 | SCRN RM G | 0 | 100 | 0 | 0 | 740.00 | SF | 15.00 | 15.00 | 100 | 2015 | 2015 | 3 | 65 | 7,215 | |
| 4 | 0830 | FLAGSTONE | 0 | 100 | 0 | 0 | 228.00 | SF | 12.00 | 12.00 | 100 | 2015 | 2015 | 3 | 95 | 2,599 | |
| 5 | 0830 | FLAGSTONE | 0 | 100 | 0 | 0 | 1,313.00 | SF | 12.00 | 12.00 | 100 | 2015 | 2015 | 3 | 95 | 14,968 | |
| 6 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 465.00 | SF | 10.00 | 10.00 | 100 | 2015 | 2015 | 3 | 95 | 4,418 | |
| 7 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 2,107.00 | SF | 10.00 | 10.00 | 100 | 2015 | 2015 | 3 | 95 | 20,017 | |
| 8 | 0600 | SUMMER KIT | 0 | 100 | 0 | 0 | 1.00 | UT | 5,000.00 | 5,000.00 | 100 | 2015 | 2015 | 3 | 65 | 3,250 | |
| 9 | 0300 | BOAT DCK W | 0 | 100 | 0 | 0 | 1,299.00 | SF | 40.00 | 40.00 | 100 | 2015 | 2015 | 3 | 75 | 38,970 | |
| 10 | 0350 | CARPORT WD | 0 | 100 | 32 | 13 | 416.00 | SF | 26.00 | 26.00 | 100 | 2015 | 2015 | 3 | 65 | 7,030 | |

| TOTAL OB/XF | | | | | | | | | | | | 149,347 | | | | | |
|-------------|--|-----------|--|------------|-----|--|--|--|--|--|--|---------|--|--|--|--|--|
| BLD DATE | | LGL DATE | | 03/18/2024 | MLU | | | | | | | | | | | | |
| XF DATE | | LAND DATE | | | | | | | | | | | | | | | |
| INC DATE | | AG DATE | | | | | | | | | | | | | | | |

| BUILDING NOTES | | | | | | | | | | | |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
| | | | | | | | | | | | |

| BUILDING DIMENSIONS | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2015] 2196\$ FUS=[YR=2015] 1718\$ SFB=[YR=2015] 651\$ FST=[YR=2015] 302\$ FGR=[YR=2015] 873\$ FOP=[YR=2015] 1196\$ PTO=[YR=2015] 40\$. | | | | | | | | | | | |

| 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 | 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 | 118.00 | 114.00 | 160.00 | FF | | 1.00 | 1.00 | 0.80 | 6,500.00 | 5,200.00 | 832,000 | | | | | | | |
| 2 | 009620 | C | MARSH | 0 | | R-1 | 0.00 | 0.00 | 1.00 | UT | | 1.00 | 1.00 | 1.00 | 100.00 | 100.00 | 100 | | | | | | | |



| 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 | PAGE 2 of 2 | | | |
| | | | | | | | | | | | | | | | | | | | | | |
| 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 | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | |
| TOTALS | | | | | | | | | | | | | | | | | | | | | |

| VALUATION BY | | STANDARD |
|---------------------------|-----------|-----------|
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 1,184,162 |
| TOTAL MARKET OB/XF VALUE | | 212,170 |
| TOTAL LAND VALUE - MARKET | | 832,100 |
| TOTAL MARKET VALUE | | 2,228,432 |
| SOH/AGL Deduction | | 909,049 |
| ASSESSED VALUE | | 1,319,383 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 1,268,661 |
| TOTAL JUST VALUE | | 2,228,432 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 2,183,965 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
| | | | |
| | | | |
| | | | |

| SALES DATA | | | | | | |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / V | I / V | RSN CD | SALE PRICE |
| 1873/0567 | 8/13/2013 | WD Q | Q | V | 01 | 235,000 |
| GRANTOR: DIOCESE OF ST AUGUSTI | | | | | | |
| GRANTEE: LE-BERT GEORGE & CA | | | | | | |
| 1636/1840 | 9/17/2008 | WD U | U | I | 21 | 100 |
| GRANTOR: DIOCESE OF ST AUGUSTI | | | | | | |
| GRANTEE: DIOCESE OF ST AUGUS | | | | | | |

| 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 | BLD DATE | LGL DATE |
|--------|------------|-------------|---------|----|----|--------|----|----------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|----------|----------------|
| | | | | | | | | | | | | | | | | | XF DATE | AG DATE |
| 11 | 0310 | AL GANG WY | 0 100 | 0 | 0 | 20.00 | LF | 115.00 | 115.00 | 100 | 2015 | 2015 | 3 | 65 | 1,495 | | | 03/18/2024 MLU |
| 12 | 0303 | FLT DOCK W | 0 100 | 20 | 10 | 200.00 | SF | 26.00 | 26.00 | 100 | 2015 | 2015 | 3 | 75 | 3,900 | | | |
| 13 | 0317 | DCK PLNG W | 0 100 | 0 | 0 | 2.00 | UT | 1,000.00 | 1,000.00 | 100 | 2015 | 2015 | 3 | 65 | 1,300 | | | |
| 14 | 0323 | BOAT LFT H | 0 100 | 0 | 0 | 1.00 | UT | 2,500.00 | 2,500.00 | 100 | 2015 | 2015 | 3 | 65 | 1,625 | | | |
| 15 | 0920 | CWALL-WD/M | 0 100 | 0 | 0 | 215.00 | LF | 390.00 | 390.00 | 100 | 2015 | 2015 | 3 | 65 | 54,503 | | | |
| TOTALS | | | | | | | | | | | | | | | | | | |

| BUILDING NOTES | |
|----------------|--|
| | |

| BUILDING DIMENSIONS | |
|---------------------|--|
| | |

| 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 | DPH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
| | | | | | | | | | | | | | | | | | | | | | | | | |