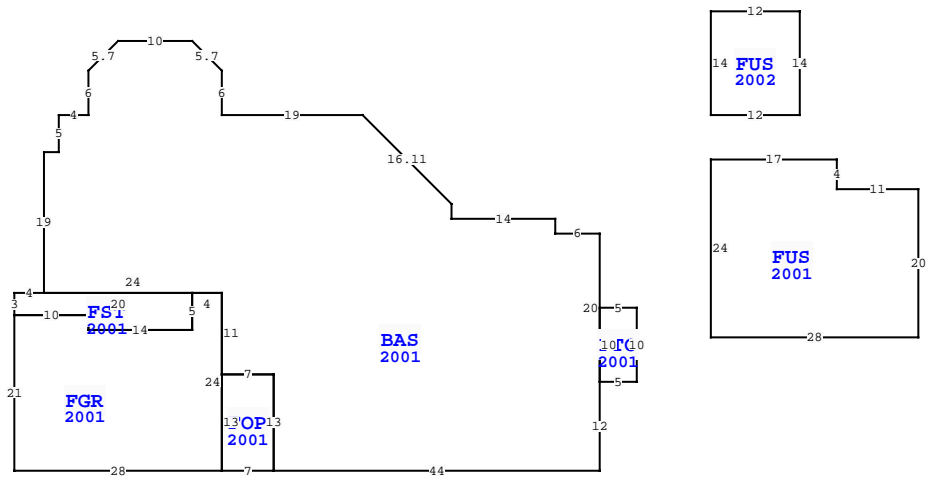


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	CB STUCCO	100
Roof Structur	08	IRREGULAR	100
Roof Cover	01	MINIMUM	100
Interior Wall	01	MINIMUM	100
Interior Floo	01	NONE	100
Air Condition	99	N/A	100
Heating Type		N/A	100
Bedrooms		4	100
Bathrooms		4	100
Frame	04	REIN CONC	100
Stories	1.5	1.5	100
Units		0	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			
0100	01	3,918	64.8000	64.80	253,886	2001	2001	0	0	0	11.50	88.50		
1 SINGLE FAM - 0% - 0 Heated Area: 3519 HX Base Yr														



Quality	01	Quality Level 01			
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	2,723	100	2001	2,723	156,158
FGR	572	55	2001	315	18,065
FOP	91	30	2001	27	1,549
FST	100	55	2001	55	3,154
FUS	628	100	2001	628	36,014
FUS	168	100	2002	168	9,634
PTO	50	5	2001	2	115
TOTALS	4,332			3,918	224,689

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	0920	CWALL-WD/M	0	0	0	0	92.00	LF	390.00	390.00	100	2000	2000	3	20	7,176	
2	0858	SCULP CONC	0	0	0	0	2,500.00	SF	13.00	13.00	100	2001	2001	3	94	30,550	
3	0300	BOAT DCK W	0	0	0	0	1,198.00	SF	40.00	40.00	100	2024	2022		95	45,524	
4	0317	DCK PLNG W	0	0	0	0	4.00	UT	1,000.00	1,000.00	100	2024	2023		97	3,880	
5	0310	AL GANG WY	0	0	0	0	20.00	LF	115.00	115.00	100	2024	2023		97	2,231	
6	0303	FLT DOCK W	0	0	36	8	288.00	SF	26.00	26.00	100	2024	2023		98	7,338	
7	0323	BOAT LFT H	0	0	0	0	1.00	UT	2,500.00	2,500.00	100	2024	2023		97	2,425	

2058 OAK MARSH DR, FERNANDINA BEACH														BLD DATE		LGL DATE	
														XF DATE		LAND DATE	03/18/2024
														INC DATE		AG DATE	MLU

LAND DESCRIPTION		TOTAL OB/XF 99,124																						
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	RES MARSH	0	0006	R-1	95.00	110.00	95.00	FF		1.00	1.00	1.00	6,500.00	6,500.00	617,500							
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							

NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	224,689		
TOTAL MARKET OB/XF VALUE	99,124		
TOTAL LAND VALUE - MARKET	617,600		
TOTAL MARKET VALUE	941,413		
SOH/AGL Deduction	9,365		
ASSESSED VALUE	932,048		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	932,048		
TOTAL JUST VALUE	941,413		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	933,237		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222063	REMODEL	0	04/25/2022
20111161	OTHER	6,255	07/18/2011
20111161	OTHER	6,255	07/18/2011
20052966	XFOB	12,000	11/04/2005
2004403	NEW CONSTR	199,888	11/22/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2445/1226	3/09/2021	SW	U	I	12	740,000

GRANTOR: REGIONS BANK
GRANTEE: SPENCE CHRIS & DANI

2441/0720	3/05/2021	QC	U	I	11	170,000
-----------	-----------	----	---	---	----	---------

GRANTOR: KINGSNORTH-HELLER TRU
GRANTEE: SPENCE CHRISTOPHER

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2001] W6 N2 W14 N2 L12 U12 W19 N6 L4 U4 W10 D4 L4 S6 W4 S5 W2S19 FST=[YR=2001] W4 S3 FGR=[YR=2001] S21 E28 FOP=[YR=2001] E7 N13 W7 S13 \$ N24 W4 S5 W14 N2 W10 \$ E10 S2 E14 N5 W20 \$ E24 S11 E7 S13 E44 N12 PTO=[YR=2001] E5 N10 W5 S10 \$ N20 \$ PTR= E15N10 FUS=[YR=2001] E17 S4 E11 S20 W28 N24\$ W15S10\$ PTR=E15 N30 FUS=[YR=2002] E12 S14 W12 N14\$ S30 W15\$.