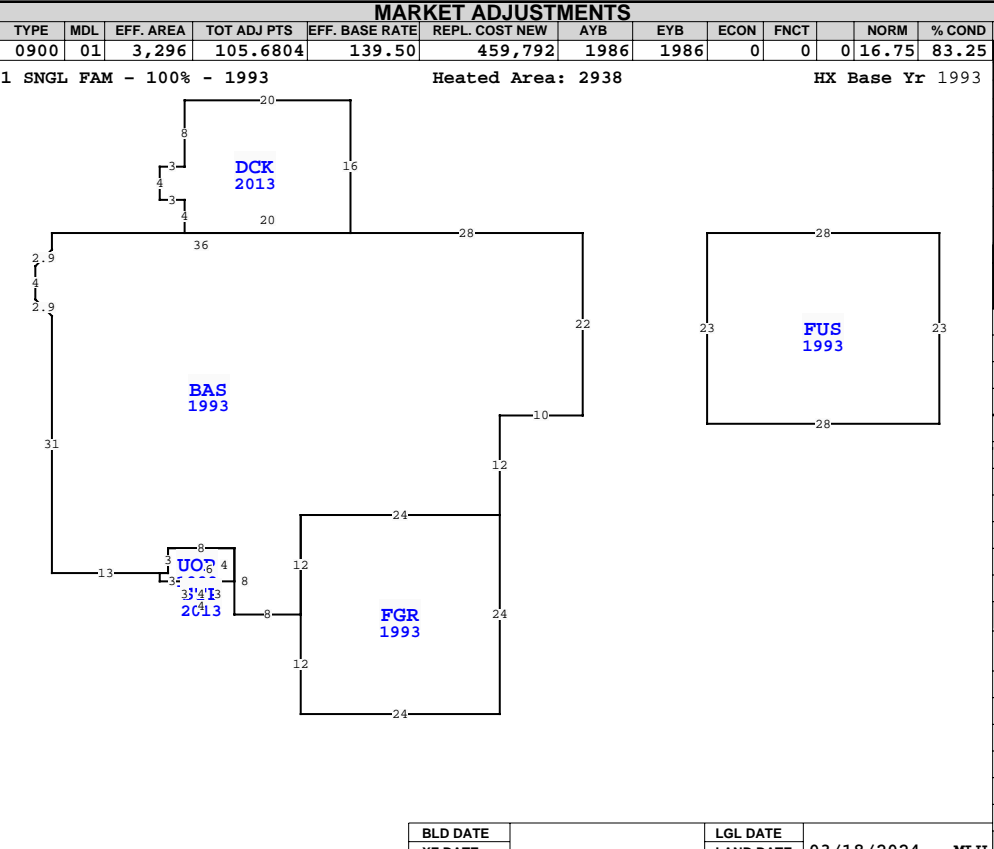


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	90
Exterior Wall	21	STONE	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	90
Interior Wall	08	DECORATIVE	10
Interior Floor	14	CARPET	80
Interior Floor	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	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	2,294	100	1993
DCK	332	10	2013
FGR	576	55	1993
FUS	644	100	1993
STP	12	10	2013
UOP	33	20	1993
TOTALS	3,891		



VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		382,777
TOTAL MARKET OB/XF VALUE		22,724
TOTAL LAND VALUE - MARKET		617,500
TOTAL MARKET VALUE		1,023,001
SOH/AGL Deduction		711,212
ASSESSED VALUE		311,789
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		256,067
TOTAL JUST VALUE		1,023,001
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,004,258

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120887	RE-ROOF	12,000	05/16/2012
20091240	REPLACE GARAGE DO	0	09/14/2009
20033894	REPIPE EXISTING F	0	09/25/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2229/0730	10/09/2018	LE U	I	11		100
GRANTOR: MANN JEAN D						
GRANTEE: HICKEY LISA ANNE &						
0652/0373	3/19/1992	WD U	I	07		100
GRANTOR: WEEMS GEORGE M SR						
GRANTEE: MANN JACK & JEAN D						

EXTRA FEATURES		2048 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	100	0	0			1,717.00	SF	6.50	6.50	100	1986	1986	3	47	5,245	
2	0810	CONCRETE A	0	100	57	4			228.00	SF	6.50	6.50	100	1986	1986	3	47	697	
3	0500	FP-PRE FAB	0	100	0	0			1.00	UT	3,500.00	3,500.00	100	1986	1986	3	58	2,030	
4	0300	BOAT DCK W	0	100	0	0			1,602.00	SF	40.00	40.00	100	1987	1987	3	20	12,816	
5	0350	CARPORIT WD	0	100	20	12			240.00	SF	13.00	13.00	100	1991	1991	3	20	624	
6	0311	WD GANG WY	0	100	0	0			20.00	SF	45.00	45.00	100	1991	1991	3	20	180	
7	0322	BOAT LFT L	0	100	0	0			1.00	UT	1,500.00	1,500.00	100	1991	1991	3	20	300	
8	0303	FLT DOCK W	0	100	20	8			160.00	SF	26.00	26.00	100	1991	1991	3	20	832	

BLD DATE		LGL DATE	
03/18/2024	MLU		

BUILDING NOTES	
BAS=[YR=1993] W28 DCK=[YR=2013] N16 W20 S8 W3 S4 E3 S4 E20\$ W36 S2 D2 L2 S4 D2 R2 S31 E13 UOP=[YR=1993] S1 E3 STP=[YR=2013] S3 E4 N3 W4\$ E6 N4 W8S3 W1\$E1N3E8S8 E8 FGR=[YR=1993] S12 E24 N24 W24 S12\$ N12 E24 N12 E10 N22\$ PTR=E15 FUS=[YR=1993] E28 S23 W28 N23\$ W15\$.	

LAND DESCRIPTION		TOTAL OB/XF 22,724																						
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	95.00	20.00	500.00	95.00	FF	1.00	1.00	1.00	6,500.00	6,500.00	617,500							