

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	14	CARPET	100
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
Quality	03	Quality Level	03
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,781	100	1993
FEP	140	80	1993
FGR	484	55	1993
FOP	64	30	1993
FOP	26	30	2008
PTO	192	5	1993
UDG	500	55	1993
TOTALS	3,187		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 2020	104.64	258,565	1986	1986	0	0	16.50	83.50

Heated Area: 1781 HX Base Yr 2020

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		215,902	
TOTAL MARKET OB/XF VALUE		4,844	
TOTAL LAND VALUE - MARKET		300,000	
TOTAL MARKET VALUE		520,746	
SOH/AGL Deduction		257,352	
ASSESSED VALUE		263,394	
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE		212,672	
TOTAL JUST VALUE		520,746	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		485,788	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080363	REPAIR/RRF	8,500	03/10/2008
4707	GARAGE	4,200	02/25/1988
3586B	NEW CONSTR	71,000	02/01/1986

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2275/0818	5/17/2019	WD Q	Q	I	01	379,000
GRANTOR: SCOTT STEPHEN L & JAM						
GRANTEE: KEENE SUSAN LYNN						
2215/0219	7/31/2018	WD Q	Q	I	01	290,000
GRANTOR: DOWNING CANDANCE						
GRANTEE: SCOTT STEPHEN L & J						

EXTRA FEATURES															BLD DATE		LGL DATE	
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	INC DATE	AG DATE
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	58	2,030			
2	0810	CONCRETE A	0	100	37	111.00	SF	6.50	6.50	100	1986	1986	3	47	339			
3	0810	CONCRETE A	0	100	30	810.00	SF	6.50	6.50	100	1986	1986	3	47	2,475			
TOTALS															4,844			

BUILDING NOTES			
2043 OAK MARSH DR, FERNANDINA BEACH			

BUILDING DIMENSIONS			
BAS=[YR=1993] W16 FEP=[YR=1993] W6 PTO=[YR=1993] N12 W16 S12 E16\$ W27 FOP=[YR=2008] W10 S3 E7 R3 U3 \$ D3 L3 S1 E36 N4\$ S4 W36 N1 W7 S29 FGR=[YR=1993] S22 E22 N22 W22\$ E23 D3 R3 E7 R3 U3 FOP=[YR=1993] S4 E16 N4 W16\$ E16 S4 E7 N36\$ PTR= E15 UDG=[YR=1993] E20 S25 W20 N25 \$ W15 \$.			

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	000100	C	RES	100	0006	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							