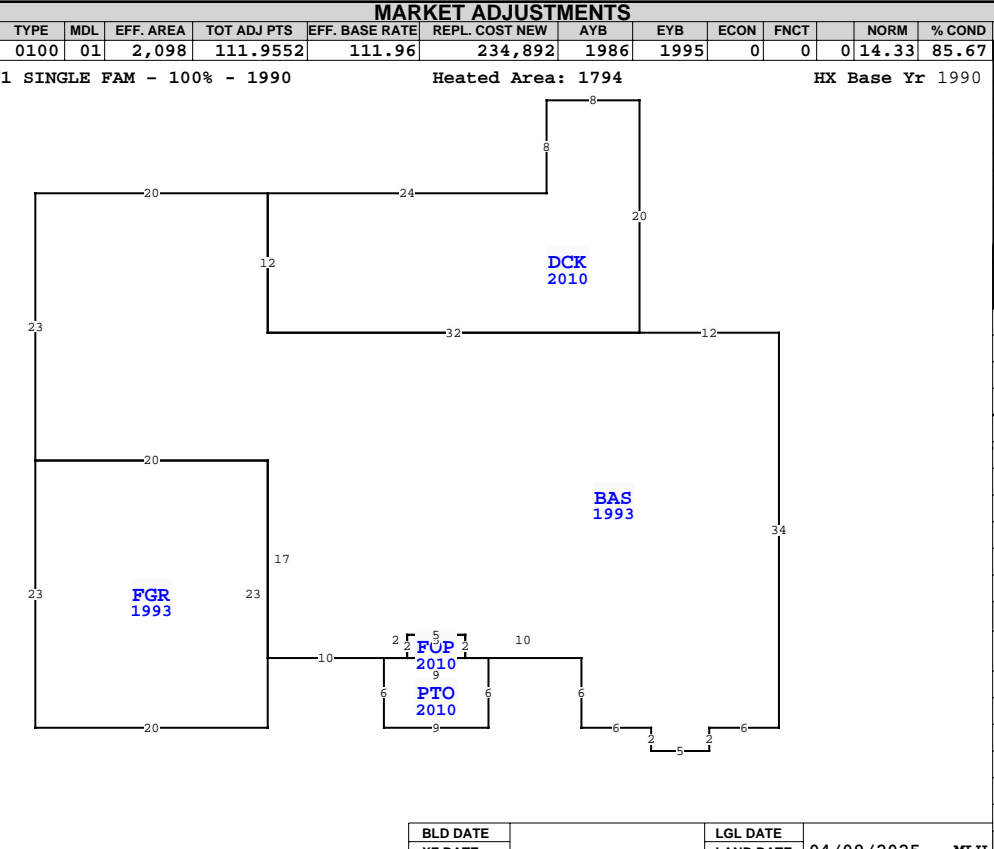


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 70	
Exterior Wall	12	CEDAR 30	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 80	
Interior Floor	08	SHT VINYL 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
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	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	1,794	100	1993
DCK	448	10	2010
FGR	460	55	1993
FOP	10	30	2010
PTO	54	5	2010
TOTALS	2,766		



NASSAU COUNTY PROPERTY PAGE 1 of 1

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE		201,232
TOTAL MARKET OB/XF VALUE		6,079
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		507,311
SOH/AGL Deduction		340,935
ASSESSED VALUE		166,376
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		110,654
TOTAL JUST VALUE		507,311
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		473,641

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110375	REMODEL	12,810	03/17/2011
20101850	OTHER	190	10/26/2010
20101037	REPAIR/RRF	5,370	06/22/2010
20011620	REPAIR/RRF	3,000	07/17/2001
3716	NEW CONSTR	70,000	05/01/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1347/0082	9/02/2005	WD	Q	I	01	4,500

GRANTOR: MCKAIN H ROBERT
GRANTEE: MCKAIN HUGH R & SHI
0582/0391 10/24/1989 WD Q I 115,000
GRANTOR: JOHNSTON WM & NORMA
GRANTEE: MCKAIN H ROBERT

EXTRA FEATURES

2047 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			1,052.00	SF	6.50	6.50	100	1986	1986	3	47	3,214	
2	0810	CONCRETE A	0	100	20	3			60.00	SF	6.50	6.50	100	1986	1986	3	47	183	
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	0810	CONCRETE A	0	100	0	0			176.00	SF	6.50	6.50	100	1990	1990	3	57	652	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 DCK=[YR=2010] N20W8S8W24 S12E32S W32N12W20 S23 FGR=[YR=1993] S23E20N23W20S E20S17 E10 PTO=[YR=2010] S6E9N6W9S E2 FOP=[YR=2010] E5N2W5S2S N2E5S2E10S6 E6S2 E5 N2 E6N34S.

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	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							