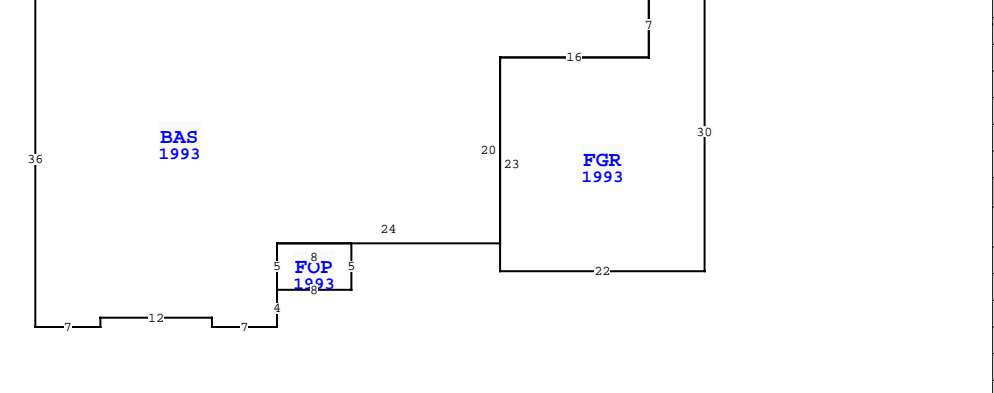


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	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

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	2,525	112.8960	112.90	285,072	1988	1988	0	0	0	18.00	82.00		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			233,759
TOTAL MARKET OB/XF VALUE			16,346
TOTAL LAND VALUE - MARKET			225,000
TOTAL MARKET VALUE			475,105
SOH/AGL Deduction			0
ASSESSED VALUE			475,105
TOTAL EXEMPTION VALUE	13	475,105	
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			475,105
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			465,128



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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,684	100	1993	1,684	155,902
FGR	548	55	1993	301	27,866
FOP	40	30	1993	12	1,111
FUS	528	100	1993	528	48,881
TOTALS	2,800			2,525	233,759

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121120	RE-ROOF	14,320	06/14/2012
20101007	REPAIR STUCCO	3,000	06/16/2010
20032972	GARAGE DOOR/ROT.W	3,000	04/22/2003
5882B	SWIM POOL	8,500	03/26/1990

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V / I	RSN CD	SALE PRICE	
0889/1772	7/02/1999	WD Q	Q I		185,000	
GRANTOR: KING ROBERT O & CELEI						
GRANTEE: BELL CHARLES ALLEN						
0558/1050	12/12/1988	WD Q	Q I		135,000	
GRANTOR: CRISHER JAMES N						
GRANTEE: KING ROBERT O						

EXTRA FEATURES														2049 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		SF	6.50	100	1988	1988	3	52	5,070	
2	0504	FP-ELECTRI	0	100	0	0		UT	2,000.00	100	1988	1988	3	62	1,240	
3	1242	WD DECK A	0	100	23	11		SF	10.00	100	1988	1988	3	20	506	
4	0861	POOL GUNIT	0	100	30	15		SF	85.00	100	1990	1990	3	20	7,650	
5	0845	KOOL DECK	0	100	0	0		SF	7.25	100	1990	1990	3	57	1,880	

BUILDING NOTES			
BLD DATE			
XF DATE		LGL DATE	
INC DATE		LAND DATE	
		AG DATE	
05/08/2025		MLU	

BUILDING DIMENSIONS			
FGR=[YR=1993] W6 BAS=[YR=1993] W66 S36 E7 N1 E12 S1 E7 N4			
FOP=[YR=1993] E8 N5 W8 S5 \$ N5E24 N20E16N7\$ S7W16 S23E22N30\$			
PTR= N10 FUS=[YR=1993] N24 W22 S24 E22 \$ S10 \$.			

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	225,000.00	225,000.00	225,000							