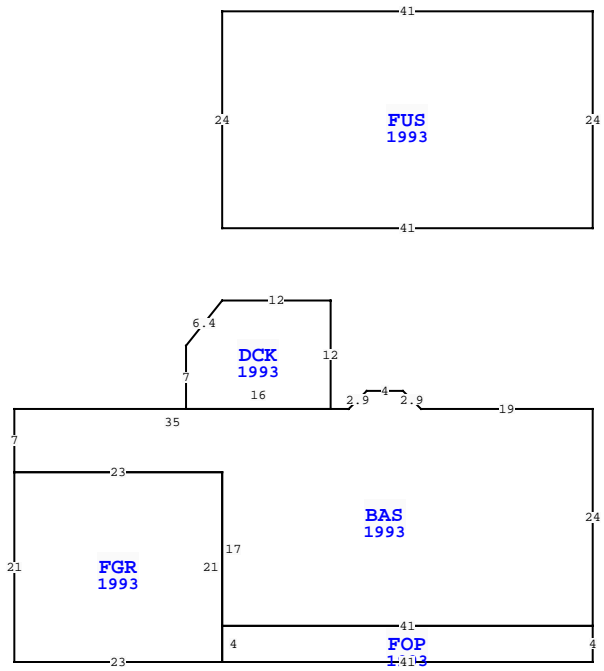


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	12	CEDAR 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	12	HARDWOOD 50	
Interior Floor	14	CARPET 50	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
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	1,157	100	1993
DCK	182	10	1993
FGR	483	55	1993
FOP	164	30	1993
FUS	984	100	1993
TOTALS	2,970		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SNGL FAM	- 100%	- 2022									Heated Area: 2141	HX Base Yr 2022



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		319,371	
TOTAL MARKET OB/XF VALUE		10,530	
TOTAL LAND VALUE - MARKET		300,000	
TOTAL MARKET VALUE		629,901	
SOH/AGL Deduction		167,744	
ASSESSED VALUE		462,157	
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE		411,435	
TOTAL JUST VALUE		629,901	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		590,381	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131960	GAZEBO	3,000	08/21/2013
20090729	REPAIR/RRF	8,000	06/10/2009
3552	NEW CONSTR	60,000	01/01/1986

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2468/1410	6/04/2021	WD Q	Q	I	01	610,000
GRANTOR: PETERSON JEFFREY Y &						
GRANTEE: POTEAT ALLEE & JORD						
0865/1740	2/04/1999	WD Q	Q	I		170,000
GRANTOR: SELBY THEODORE J & BE						
GRANTEE: PETERSON JEFFREY Y						

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	0810	CONCRETE A	0	100	0	114.00	SF	6.50	6.50	100	1986	1986	3	47	348	
2	0810	CONCRETE A	0	100	55	990.00	SF	6.50	6.50	100	1986	1986	3	47	3,024	
3	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	58	2,030	
4	0940	SHEDS/PORT	0	100	12	144.00	SF	30.00	30.00	100	2010	2010	3	40	1,728	
5	0525	GAZEBO	0	100	0	1.00	UT	5,000.00	5,000.00	100	2013	2013	3	68	3,400	

2053 OAK MARSH DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025
INC DATE		AG DATE	MLU

BUILDING NOTES													
----------------	--	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS
 BAS=[YR=1993] W19 U2 L2 W4 L2 D2 W2 DCK=[YR=1993] N12 W12 L4 D5 S7 E16 \$ W35 S7 FGR=[YR=1993] S21 E23 FOP=[YR=1993] E41 N4 W41 S4 \$ N21 W23 \$ E23 S17 E41 N24 \$ PTR= N20 FUS=[YR=1993] N24W41S24E41\$ S20\$.

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							