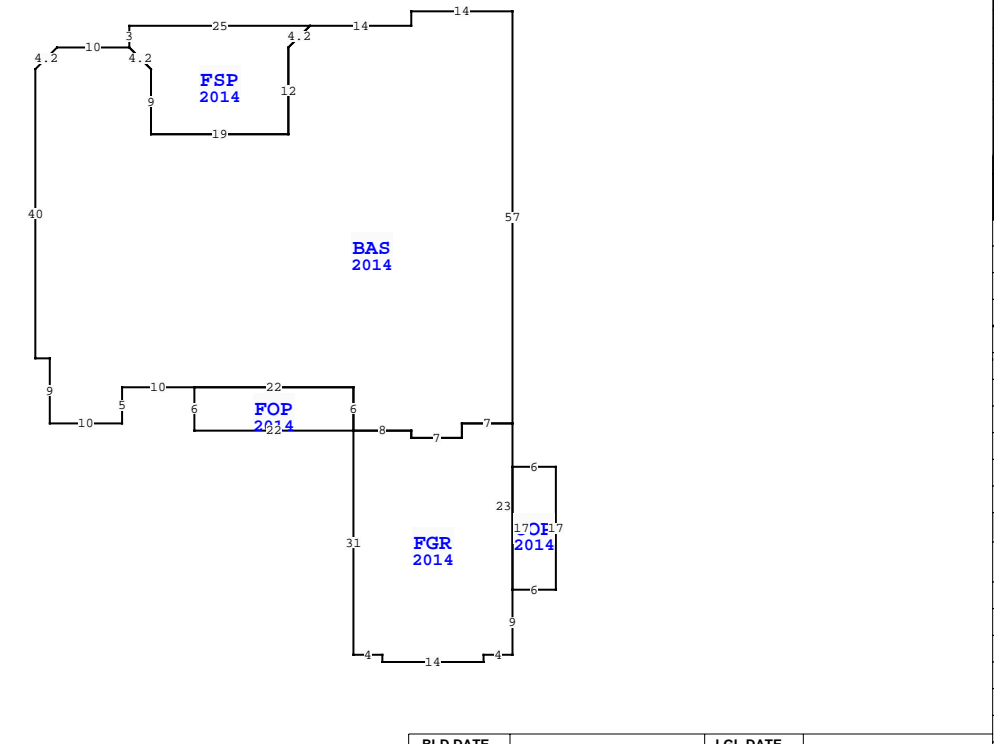


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	12 HARDWOOD 80
Interior Floo	14 CARPET 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	11	3,720	143.3970	226.57	842,840	2014	2014	0	0	0	5.00	95.00

NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		800,698	
TOTAL MARKET OB/XF VALUE		99,688	
TOTAL LAND VALUE - MARKET		500,000	
TOTAL MARKET VALUE		1,400,386	
SOH/AGL Deduction		597,865	
ASSESSED VALUE		802,521	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		751,799	
TOTAL JUST VALUE		1,400,386	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,365,808	



Quality	06 Quality Level 06				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 10				
NEIGHBORHOOD/LOC	10001.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,156	100	2014	3,156	679,302
FGR	696	55	2014	383	82,437
FOP	132	30	2014	40	8,610
FSP	303	40	2014	121	26,044
UOP	102	20	2014	20	4,304
TOTALS	4,389			3,720	800,698

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230008011	861=430 840=1005	142,000	06/22/2023
B1327123	CO ISSUED	0	06/26/2014
B1328123	NEW CONSTR	379,587	12/01/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1947/1448	11/14/2014	WD Q	Q	I	01	760,000
GRANTOR: SEA MARSH HOLDINGS (5)						
GRANTEE: WIEST WILLIAM M & T						
1865/1796	7/02/2013	WD Q	Q	V	02	140,000
GRANTOR: HEIDER JEANETTE D						
GRANTEE: SEA MARSH HOLDINGS						

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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2014	2014	3	96	3,360	
2	0855	CONC PAVER	0	100	0	1,688.00	SF	7.00	7.00	100	2014	2014	3	94	11,107	
3	0855	CONC PAVER	0	100	3	9.00	SF	10.00	10.00	100	2014	2014	3	94	85	
4	0600	SUMMER KIT	0	100	0	1.00	UT	5,000.00	5,000.00	100	2014	2014	3	60	3,000	
5	0861	POOL GUNIT	0	100	30	450.00	SF	85.00	85.00	100	2024	2023		98	37,485	
6	0871	POOL HTR R	0	100	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		97	1,940	
7	0857	SANDSTONE/	0	100	0	1,005.00	SF	16.00	16.00	100	2024	2023		100	16,080	
8	0911	SCRN RM A	0	100	0	1,451.00	SF	17.50	17.50	100	2024	2023		97	24,631	
9	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		100	2,000	

107 SEA MARSH RD, FERNANDINA BEACH										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	03/14/2024
										INC DATE		AG DATE	MLU
TOTAL OB/XF													99,688

BUILDING NOTES												
BUILDING DIMENSIONS												

BAS=[YR=2014;ORIG=0,0] W14 S2 W14 D3L3 S12 W19 N9 U3L3 W10 D3L3 S40 E2 S9 E10 N5 E10 E22 S6 E8 S1 E7 N2 E7 N57 \$
 FGR=[YR=2014;ORIG=-22,58] S31 E4 S1 E14 N1 E4 N9 N23 W7 S2 W7 N1 W8 \$
 FSP=[YR=2014;ORIG=-28,2] W25 S3 D3R3 S9 E19 N12 U3R3 \$
 FOP=[YR=2014;ORIG=-44,52] S6 E22 N6 W22 \$
 UOP=[YR=2014;ORIG=0,80] E6 N17 W6 S17 \$

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	500,000.00	500,000.00	500,000								