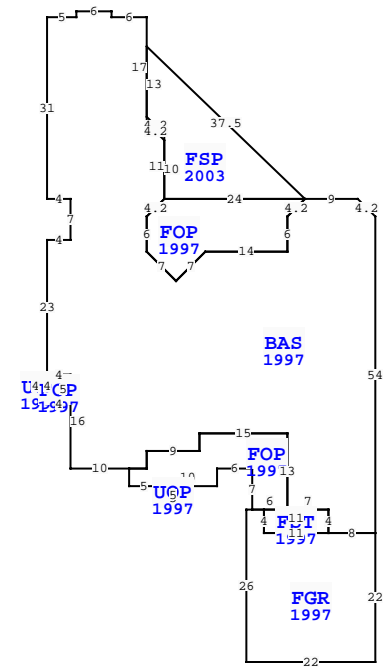


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	11	CLAY TILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms	4	100	
Bathrooms	3	100	
Frame	02	WOOD FRAME	100
Stories	1.	1. 100	
Units	0	0 100	
Occupancy	00	NONE	100
Quality	04	Quality Level 04	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	10
NEIGHBORHOOD/LOC	10001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,829	100	1997
FGR	496	55	1997
FOP	20	30	1997
FOP	204	30	1997
FOP	241	30	1997
FSP	317	40	2003
FST	44	55	1997
UOP	8	20	1997
UOP	10	20	1997
TOTALS	4,169		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	01	3,396	110.0274	173.84	590,361	1997	1997	0	0	0	13.50	86.50
1 SFR CUST - 0% - 0 Heated Area: 2829 HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		510,662	
TOTAL MARKET OB/XF VALUE		11,652	
TOTAL LAND VALUE - MARKET		600,000	
TOTAL MARKET VALUE		1,122,314	
SOH/AGL Deduction		193,469	
ASSESSED VALUE		928,845	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		928,845	
TOTAL JUST VALUE		1,122,314	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,099,361	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310705	REMODEL	25,000	01/01/2003
B9603161	NEW CONSTR	170,000	07/01/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2186/1739	3/30/2018	QC	U	I	11	100
GRANTOR: GILLIGAN WILLIAM D & GRANTEE: 8 SEA MARSH LLC						
1981/0447	5/21/2015	WD	Q	I	01	625,000
GRANTOR: MUNSON ROBERT V & TOM GRANTEE: GILLIGAN WILLIAM D						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1997
2	0812	CONCRETE C	0	0	0	0	1,477.00	SF	4.00	4.00	100	1997
3	0803	ASPHALT C	0	0	0	0	2,200.00	SF	2.00	2.00	100	1997
4	1126	CB/STC 8"	0	0	0	0	210.00	SF	8.00	8.00	100	1997
5	0858	SCULP CONC	0	0	0	0	195.00	SF	13.00	13.00	100	2003

TOTAL OB/XF												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
8 SEA MARSH CV, FERNANDINA BEACH												
BLD DATE												
XF DATE												
INC DATE												
LGL DATE												
LAND DATE												
AG DATE												
11,652												

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=1997] L3 U3 W9 FSP=[YR=2003] U26 L27 S13 R3 D3 S10 FOP=[YR=1997] D3 L3 S6 R5 D5 U5 R5 E14 N6 R3 U3 W24 \$ E24 \$ L3 D3 S6 W14 D5 L5 U5 L5 N6 R3 U3 N11 L3 U3 N17 W6 N1 W6 S1 W5 S31 E4 S7 W4 S23 UOP1997 = W2 S4 E2 FOP=[YR=1997] S1 E4 N5 W4 S4 \$ N4 \$E4 S16 E10 FOP=[YR=1997] S3 E5 UOP=[YR=1997] S2 E5 N2 W5 \$ E10 N3 E6 S7 FGR=[YR=1997] W1 S26 E22 N22 W8 FST=[YR=1997] N4 W11 S4 E11 \$ W11 N4 W2 \$ E6 N13 W15 S3 W9 S3 W3 \$ E3 N3 E9 N3 E15 S13 E7S4 E8 N54 \$ .												

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
1	000100	C	RES	0		RT	0.00	0.00	1.00	LT		1.00
TOTAL ADJ 1.00												
UNIT PRICE 600,000.00												
ADJ UNIT PRICE 600,000.00												
LAND VALUE 600,000												
OTHER ADJUSTMENTS AND NOTES												
YEAR DENSITY DECL FRZ YR CONSVR												