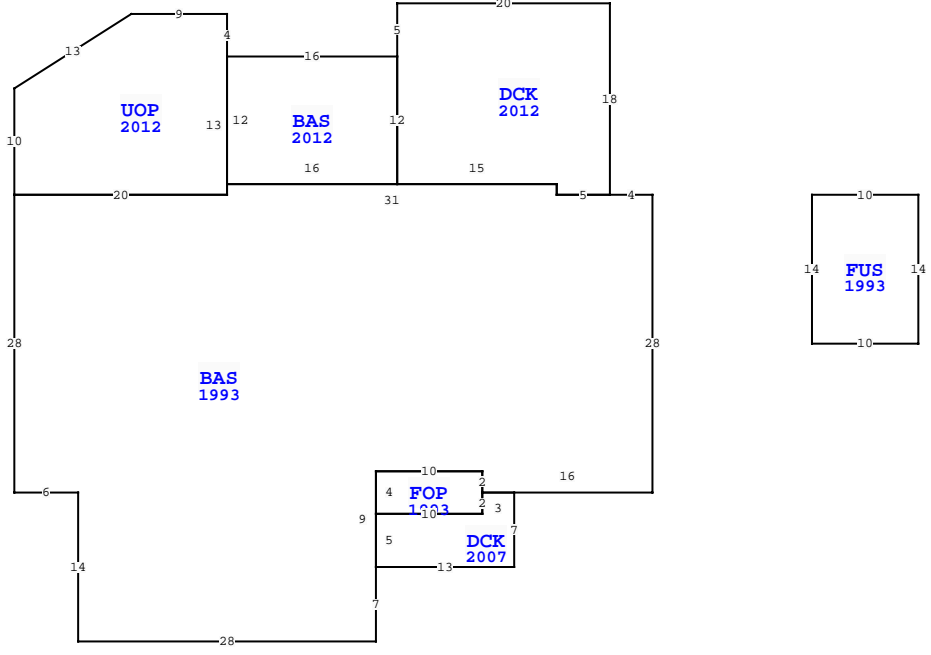


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	12 CEDAR 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 60
Interior Floor	14 CARPET 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	05 DIST 1A 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			
0500	01	2,528	120.7584	190.80	482,342	1982	1990	0	0	0	17.00	83.00		
1 SFR CUST - 0% - 0														
Heated Area: 2415														
HX Base Yr														



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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,083	100	1993	2,083	329,872
BAS	192	100	2012	192	30,406
DCK	71	10	2007	7	1,109
DCK	345	10	2012	34	5,384
FOP	40	30	1993	12	1,901
FUS	140	100	1993	140	22,171
UOP	302	20	2012	60	9,502
TOTALS	3,173			2,528	400,344

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1982	1982	3	49	980	
2	0812	CONCRETE C	0	0	0	0	2,020.00	SF	4.00	4.00	100	2007	2007	3	87	7,030	
3	0855	CONC PAVER	0	0	0	0	175.00	SF	10.00	10.00	100	2007	2007	3	87	1,523	
4	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2007	2007	3	69	207	
5	0445	BOX FNC 5'	0	0	0	0	18.00	LF	8.10	8.10	100	2007	2007	3	27	39	
6	0855	CONC PAVER	0	0	0	0	226.00	SF	10.00	10.00	100	2009	2009	3	89	2,011	
7	0855	CONC PAVER	0	0	16	4	64.00	SF	10.00	10.00	100	2012	2012	3	92	589	
8	0911	SCRN RM A	0	0	0	0	302.00	SF	17.50	17.50	100	2014	2014	3	60	3,171	

14 MARSH CREEK RD, FERNANDINA BEACH														BLD DATE		LGL DATE	
														XF DATE		LAND DATE	03/14/2024
														INC DATE		AG DATE	MLU
TOTAL OB/XF														15,550			

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

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

NASSAU COUNTY PROPERTY			PAGE 1 of 2	5
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 5	Tax Dist:			
BUILDING MARKET VALUE	413,391			
TOTAL MARKET OB/XF VALUE	15,550			
TOTAL LAND VALUE - MARKET	500,000			
TOTAL MARKET VALUE	928,941			
SOH/AGL Deduction	126,182			
ASSESSED VALUE	802,759			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	802,759			
TOTAL JUST VALUE	928,941			
NCON VALUE	0			
INCOME VALUE	0			
PREVIOUS YEAR MKT VALUE	911,036			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1225943	ADD 204 SF PL ENC	4,023	04/01/2012
M1216927	SUPPLY DROPS	69	03/01/2012
B25375	ADDITION	28,291	12/01/2011
B23198	OTHER	6,300	01/01/2010
E18031	ELEC OTHER	1,400	09/01/2006
B0618035	GARAGE	44,000	06/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V / I	RSN CD	SALE PRICE	
1251/1469	8/09/2004	WD Q	Q I		415,000	
GRANTOR: BABSON NATALIE E						
GRANTEE: DAY WILLIAM R & PAT						
0751/0496	2/12/1996	WD Q	Q I		250,000	
GRANTOR: MCALLISTER WM A JR &						
GRANTEE: BABSON GEORGE JR &						

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W4 DCK=[YR=2012] N18 W20 S5 BAS=[YR=2012] W16 UOP=[YR=2012] N4 W9 D7 L11 S10 E20 N13\$ S12 E16 N12\$ S12 E15 S1 E5\$ W5 N1 W31 S1 W20 S28 E6 S14 E28 N7 DCK=[YR=2007] E13 N7 W3 FOP=[YR=1993] N2 W10 S4 E10 N2\$ S2 W10 S5\$ N9 E10 S2 E16 N28\$ PTR=E15 FUS=[YR=1993] E10 S14 W10 N14\$ W15\$.									

