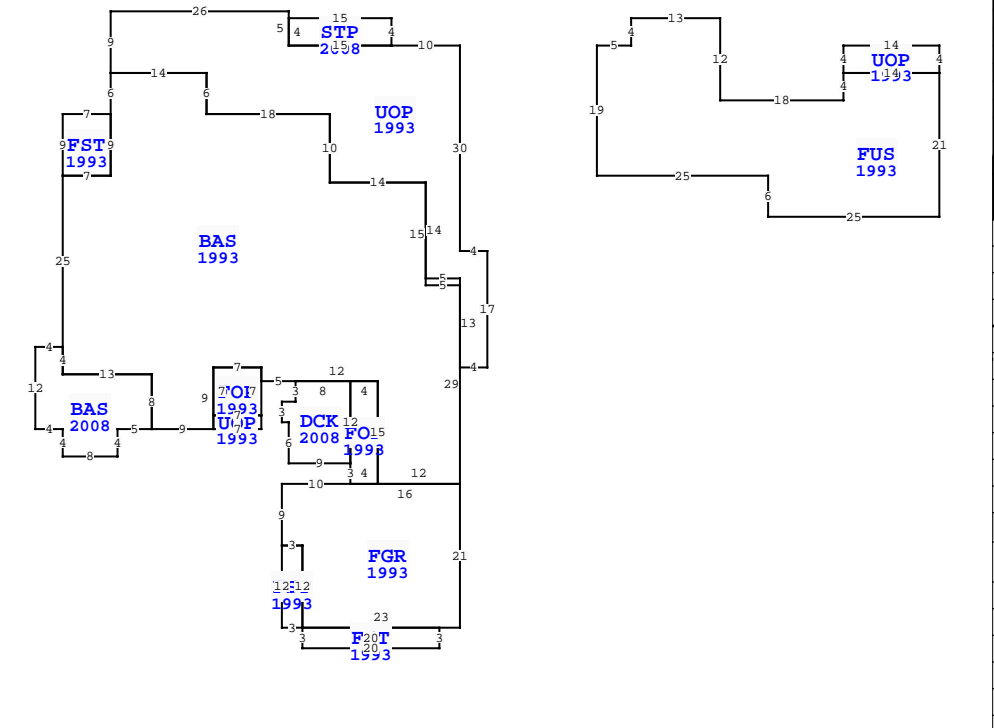


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	12 CEDAR 80
Exterior Wall	16 WD FR STUC 20
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	09 PINE WOOD 50
Interior Floor	11 CLAY TILE 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3.5 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 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	3,979	113.2560	178.94	712,002	1982	1982	0	0	0	21.00	79.00



Quality	05 Quality Level 05				
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	2,234	100	1993	2,234	315,804
BAS	184	100	2008	184	26,011
DCK	108	10	2008	11	1,555
FGR	510	55	1993	280	39,581
FOP	49	30	1993	15	2,120
FOP	60	30	1993	18	2,545
FST	36	55	1993	20	2,827
FST	60	55	1993	33	4,665
FST	63	55	1993	35	4,948
FUS	952	100	1993	952	134,577
TOTALS	5,270			3,979	562,482

\*\* This building has 14 Sub-Areas  
18 MARSH CREEK RD, FERNANDINA BEACH

BLD DATE	LGL DATE	
XF DATE	LAND DATE	05/07/2025 MLU
INC DATE	AG DATE	

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	0812	CONCRETE C	0	0	0	0	3,178.00	SF	4.00	4.00	100	1990	1990	3	57	7,246	
2	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1982	1982	3	49	980	
4	0850	PEBBLE WLK	0	0	0	0	398.00	SF	3.50	3.50	100	1990	1990	3	57	794	
5	1126	CB/STC 8"	0	0	0	0	304.00	SF	8.00	8.00	100	1982	1982	3	35	851	

TOTAL OB/XF 9,871

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	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000140	C	RES GOLF	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	700,000.00	700,000.00	700,000							

NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 5	Tax Dist:		
BUILDING MARKET VALUE	562,482		
TOTAL MARKET OB/XF VALUE	9,871		
TOTAL LAND VALUE - MARKET	700,000		
TOTAL MARKET VALUE	1,272,353		
SOH/AGL Deduction	296,424		
ASSESSED VALUE	975,929		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	975,929		
TOTAL JUST VALUE	1,272,353		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	1,047,890		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21662	REMODEL	1,200	07/01/2008
B21281	REMODEL	14,800	04/01/2008
6203	REMODEL	2,500	09/14/1989
5975	REMODEL	35,000	09/07/1989
BP 3961	REMODEL	12,000	03/23/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0983/1516	4/27/2001	WD	Q	I		635,000
GRANTOR: SAMSEL GENE L JR & MA						
GRANTEE: HOLBROOK JAMES L						
0864/0234	1/25/1999	TD	Q	I		330,000
GRANTOR: RANDOLPH WILLIAM Q ET						
GRANTEE: SAMSEL GENE L JR &						

BUILDING NOTES												
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**BUILDING DIMENSIONS**  
 UOP=[YR=1993] W10 STP=[YR=2008] N4W15S4E15 \$ W15 N5 W26 S9  
 BAS=[YR=1993] S6 FST=[YR=1993] W7 S9 E7 N9 \$ S9 W7S25  
 BAS=[YR=2008] W4 S12 E4 S4 E8 N4 E5 N8 W13 N4\$ S4 E13 S8 E9  
 UOP=[YR=1993] E7 N2 POP=[YR=1993] N7 W7 S7 E7 \$ W7 S2 \$ N9 E7  
 S2 E5 DCK=[YR=2008] S3 W2 S3 E1 S6 E9 FOP=[YR=1993] S3  
 FGR=[YR=1993] W10 S9 FST=[YR=1993] S12 E3 FST=[YR=1993] S3  
 E20 N3 W20 \$ N12 W3\$ E3 S12 E23 N21 W16 \$ E4 N15 W4S12\$ N12  
 W8 \$ E12 S15 E12 N29 W5 N15W14 N10 W18 N6 W14 \$ E14 S6 E18  
 S10 E14 S14 E5 S13 E4 N17 W4 N30 \$PTR= E20FUS=[YR=1993] E5 N4  
 E13 S12 E18 N4 UOP=[YR=1993] N4 E14 S4 W14 \$ E14S21W25 N6 W25  
 N19\$ W20 \$ .