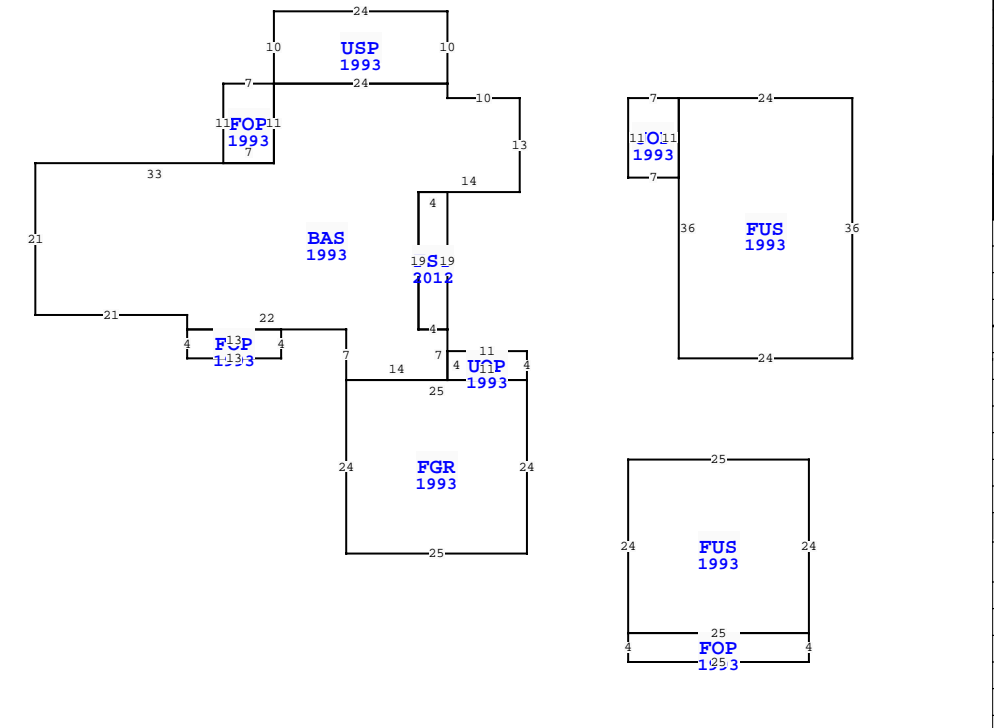


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 50
Interior Floor	11	CLAY TILE 30
Interior Floor	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	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	3,686	109.9980	173.80	640,627	1976	1996	0	0	14.00	86.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		550,939	
TOTAL MARKET OB/XF VALUE		16,641	
TOTAL LAND VALUE - MARKET		700,000	
TOTAL MARKET VALUE		1,267,580	
SOH/AGL Deduction		425,776	
ASSESSED VALUE		841,804	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		791,082	
TOTAL JUST VALUE		1,267,580	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,042,954	



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	1,685	100	1993	1,685	251,854
FGR	600	55	1993	330	49,324
FOP	52	30	1993	16	2,392
FOP	77	30	1993	23	3,437
FOP	100	30	1993	30	4,484
FST	76	55	2012	42	6,278
FUS	600	100	1993	600	89,681
FUS	864	100	1993	864	129,140
UOP	44	20	1993	9	1,345
UOP	77	20	1993	15	2,242
TOTALS	4,415			3,686	550,939

\*\* This building has 11 Sub-Areas  
22 MARSH CREEK RD, FERNANDINA BEACH

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

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1225817	FOP'S	1,000	03/01/2012
B1225860	REMODEL	41,000	03/01/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2604/0188	11/22/2022	WD	Q	I	01	1,150,000

GRANTOR: JOHNSON JAMES R  
GRANTEE: SWINSON JOHN T & ST  
1068/1538 7/16/2002 QC Q I 01 100  
GRANTOR: JOHNSON JAMES R & JUD  
GRANTEE: JOHNSON JAMES R

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W10 N2 USP=[YR=1993] N10 W24 S10 E24\$ W24 FOP=[YR=1993] W7 S11 E7 N11\$ S11 W33 S21 E21 S2 FOP=[YR=1993] S4 E13 N4 W13\$ E22 S7 FGR=[YR=1993] S24 E25 N24 UOP=[YR=1993] N4 W11 S4 E11 \$ W25\$ E14 N7 FST=[YR=2012] N19 W4 S19 E4\$ W4 N19 E14 N13 \$ PTR=E15 UOP=[YR=1993] E7 FUS=[YR=1993] E24 S36 W24 N36\$ S11 W7 N11\$ W15\$ PTR=E15 S50 FUS=[YR=1993] E25 S24 FOP=[YR=1993] S4 W25 N4 E25\$ W25 N24\$ N50 W15\$.	

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	100	0	0	1.00	UT	2,000.00	2,000.00	100	1976	1976	3	36	720	
2	0803	ASPHALT C	0	100	0	0	1,875.00	SF	2.00	2.00	100	1980	1980	3	50	1,875	
3	0861	POOL GUNIT	0	100	34	16	544.00	SF	85.00	85.00	100	1983	1983	3	20	9,248	
4	0845	KOOL DECK	0	100	0	0	868.00	SF	7.25	7.25	100	1983	1983	3	38	2,391	
5	1242	WD DECK A	0	100	12	5	60.00	SF	10.00	10.00	100	1986	1986	3	20	120	
6	0820	WOOD WALK	0	100	0	0	465.00	SF	11.75	11.75	100	1986	1986	3	40	2,186	
7	0445	BOX FNC 5'	0	100	0	0	46.00	LF	8.10	8.10	100	1984	1984	3	20	75	
8	0444	BOX FNC 4'	0	100	0	0	20.00	LF	6.50	6.50	100	1984	1984	3	20	26	

LAND DESCRIPTION		TOTAL OB/XF 16,641																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% 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	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	700,000.00	700,000.00	700,000						