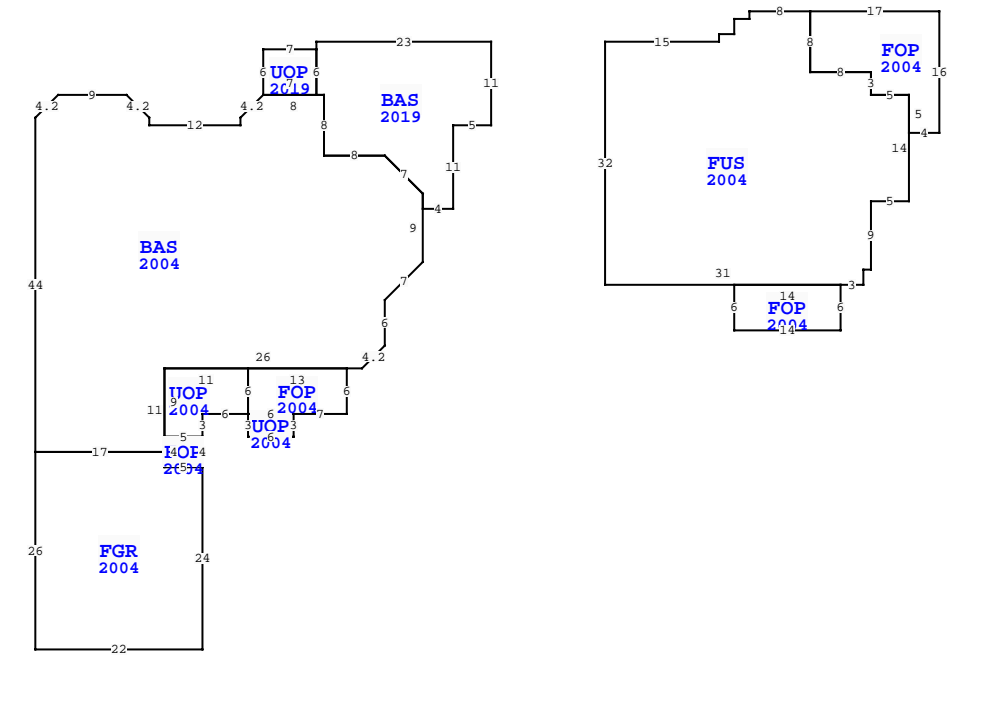




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
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	
1	SFR CUST	- 100%	- 2005									
				Heated Area: 3337			HX Base Yr 2005					



** This building has 11 Sub-Areas
4 MARSH HAWK RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/14/2024
INC DATE		AG DATE	MLU

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
BAS	1,783	100
BAS	358	100
FGR	562	55
FOP	20	30
FOP	78	30
FOP	84	30
FOP	183	30
FUS	1,196	100
UOP	18	20
UOP	81	20
TOTALS	4,405	

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	100	0	0	1.00	UT	2,000.00	2,000.00	100	2004
2	0855	CONC PAVER	0	100	0	0	449.00	SF	10.00	10.00	100	2004
3	0855	CONC PAVER	0	100	0	0	167.00	SF	10.00	10.00	100	2004
4	1126	CB/STC 8"	0	100	0	0	200.00	SF	8.00	8.00	100	2004
5	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2004

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	DPHT FACT
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00	LT		1.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 5	Tax Dist:		
BUILDING MARKET VALUE			559,188
TOTAL MARKET OB/XF VALUE			8,364
TOTAL LAND VALUE - MARKET			500,000
TOTAL MARKET VALUE			1,067,552
SOH/AGL Deduction			554,869
ASSESSED VALUE			512,683
TOTAL EXEMPTION VALUE	WX HX HB		55,722
BASE TAXABLE VALUE			456,961
TOTAL JUST VALUE			1,067,552
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,042,281

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19002700	REMODEL	45,000	03/19/2019
B0311669	NEW CONSTR	310,000	09/01/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2705/744	4/03/2024	SW	U	I	11	100

GRANTOR: O'MALLEY DIANE M
GRANTEE: O'MALLEY TRUST
1165/1484 8/26/2003 WD Q V 01 75,000
GRANTOR: O'MALLEY JAMES E SR T
GRANTEE: O'MALLEY JAMES E &

BUILDING NOTES												
BAS=[YR=2019] W23 S1 UOP=[YR=2019] W7 S6 BAS=[YR=2004] D3 L3 S1 W12 N1 L3 U3 W9 D3 L3 S44FGR=[YR=2004] S26 E22 N24 FOP=[YR=2004] N4 UOP=[YR=2004] N3 E6 UOP=[YR=2004] S3 E6 N3 FOP=[YR=2004] E7 N6 W13 S6 E6\$ W6\$ N6 W11 S9E5 \$ W5 S4 E5 \$W5 N2 W17 \$ E17 N11 E26 U3 R3 N6 R5 U5 N9 L5 U5 W8 N8 W8 \$E7N6\$ S6 E1 S8 E8 D5 R5 S2 E4 N11 E5 N11 \$ PTR= E15 FUS=[YR=2004] E15 N1E2 N2 E2 N1 E8 FOP=[YR=2004] E17 S16 W4 N5 W5 N3 W8 N8 \$ S8 E8 S3 E5 S14 W5 S9 W1 S2 W3 FOP=[YR=2004] S6 W14N6 E14 \$ W31 N32 \$ W15 \$.												