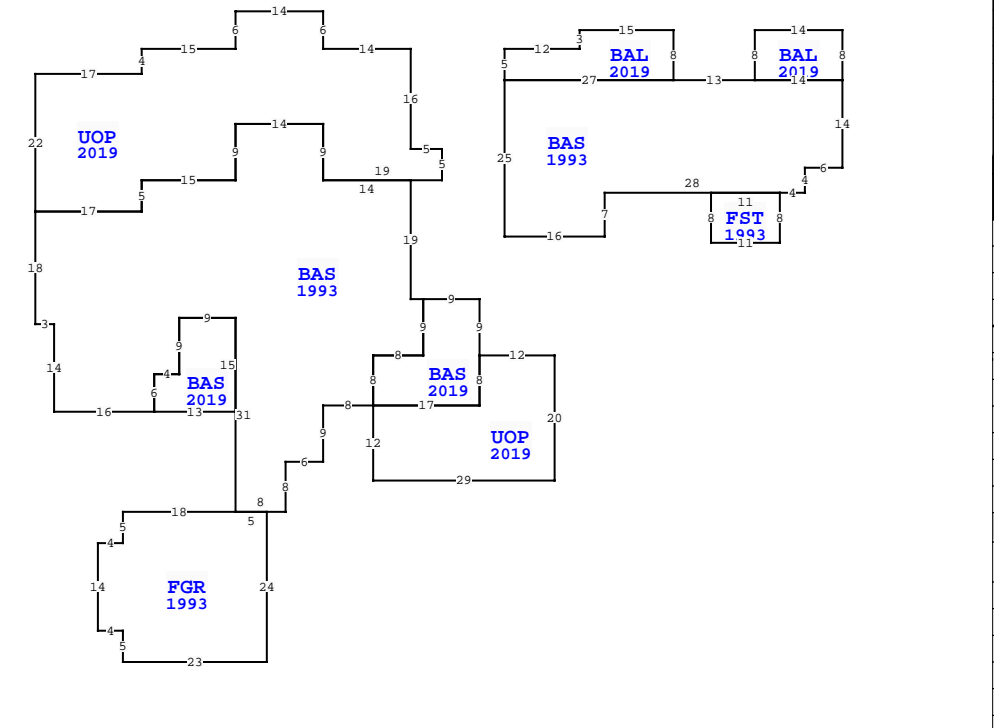


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	02	SHED 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	02	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	4,395	111.8040	176.65	776,377	1981	2010	0	0	6.50	93.50	



30 MARSH CREEK RD, FERNANDINA BEACH

QUALITY	CD	QUALITY LEVEL			
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
BAL	112	15	2019	17	2,808
BAL	180	15	2019	27	4,460
BAS	1,060	100	1993	1,060	175,078
BAS	2,192	100	1993	2,192	362,048
BAS	159	100	2019	159	26,261
BAS	217	100	2019	217	35,841
FGR	608	55	1993	334	55,166
FST	88	55	1993	48	7,928
UOP	444	20	2019	89	14,700
UOP	1,260	20	2019	252	41,622
TOTALS	6,320			4,395	725,912

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	0803	ASPHALT C	0	100	0	0	1,823.00	UT	2.00	2.00	100	1981	1981	3	50	1,823	
2	0855	CONC PAVR	0	100	0	0	104.00	SF	10.00	10.00	100	2019	2019	3	97	1,009	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1981	1981	3	46.5	930	

TOTAL OB/XF												
3,762												

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	000131	C	RES CREEK	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	850,000.00	850,000.00	850,000							

TOTAL OB/XF												
3,762												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 5	Tax Dist:		
BUILDING MARKET VALUE			725,912
TOTAL MARKET OB/XF VALUE			3,762
TOTAL LAND VALUE - MARKET			850,000
TOTAL MARKET VALUE			1,579,674
SOH/AGL Deduction			495,635
ASSESSED VALUE			1,084,039
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			1,033,317
TOTAL JUST VALUE			1,579,674
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,446,682

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1802418	ADDITION	85,000	03/08/2018
B1632695	ADDITION	50,000	07/20/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1800/1870	6/22/2012	WD	Q	I	02	875,000
GRANTOR: ENSLOW LOIS V						
GRANTEE: HALL EDWIN L JR & A						
0833/0465	5/08/1998	WD	Q	I		550,000
GRANTOR: LATIMER HUGH A & ALIC						
GRANTEE: ENSLOW LOIS V						

BUILDING NOTES												
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BUILDING DIMENSIONS												
UOP=[YR=2019] W14 N6 W14 S6 W15 S4 W17 S22 BAS=[YR=1993] S18 E3 S14 E16 BAS=[YR=2019] E13 N15 W9 S9 W4 S6\$ N6 E4 N9 E9 S31 FGR=[YR=1993] W18 S5 W4 S14E4 S5 E23 N24 W5 \$ E8 N8 E6 N9 S8 UOP=[YR=2019] S12 E29 N20 W12 BAS=[YR=2019] N9 W9 S9 W8 S8 E17 N8\$ S8 W17\$ N8 E8 N9 W2 N19 W14 N9 W14 S9 W15 S5 W17\$ E17 N5 E15 N9 E14 S9 E19 N5 W5 N16 \$ PTR=E15 BAL=[YR=2019] E12 N3 E15 S8 BAS=[YR=1993] E13 BAL=[YR=2019] N8 E14 S8 W14\$ E14S14 W6 S4 W4 FST=[YR=1993] S8W11N8E11\$ W28 S7 W16 N25 E27\$ W27N5\$ W15\$.												