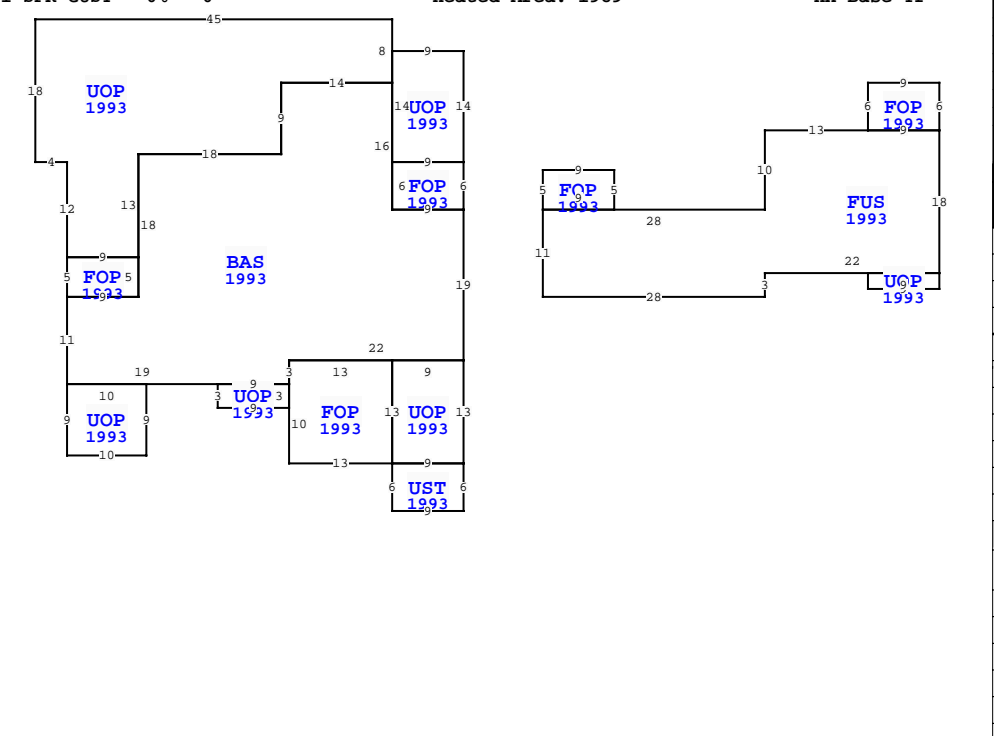


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	12 CEDAR 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 90
Interior Floo	11 CLAY TILE 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	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	2,351	118.6437	187.46	440,718	1979	1984	0	15	0	20.00	65.00		



QUALITY	CD	DESCRIPTION			
04	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	1,285	100	1993	1,285	156,576
FOP	45	30	1993	14	1,706
FOP	45	30	1993	14	1,706
FOP	54	30	1993	16	1,949
FOP	54	30	1993	16	1,949
FOP	169	30	1993	51	6,214
FUS	704	100	1993	704	85,782
UOP	18	20	1993	4	488
UOP	27	20	1993	5	609
UOP	90	20	1993	18	2,193
TOTALS	3,548			2,351	286,467

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

BLD DATE	LGL DATE	05/07/2025	MLU
XF DATE	LAND DATE		
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	0504	FP-ELECTRI	0	0	0	1.00	UT	2,000.00	2,000.00	100	1979	1979	3	42	840	
2	0811	CONCRETE B	0	0	0	797.00	SF	5.20	5.20	100	1979	1979	3	29	1,202	
3	0810	CONCRETE A	0	0	0	84.00	SF	6.50	6.50	100	1979	1979	3	29	158	
4	1125	CB/STC 6"	0	0	21	5	SF	7.35	7.35	100	1979	1979	3	29	224	

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	DPTH 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	0.90	700,000.00	630,000.00	630,000							

NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5	Tax Dist:		
BUILDING MARKET VALUE			286,467
TOTAL MARKET OB/XF VALUE			2,424
TOTAL LAND VALUE - MARKET			630,000
TOTAL MARKET VALUE			918,891
SOH/AGL Deduction			273,746
ASSESSED VALUE			645,145
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			645,145
TOTAL JUST VALUE			918,891
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			861,576

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0086	H/AC	1,400	06/01/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0720/0087	12/14/1994	WD	Q	I		215,000
GRANTOR: RIGG L MARK						
GRANTEE: MILLER ROBERT J & M						
0567/0871	4/14/1989	WD	Q	I		230,000
GRANTOR: BONACKER JOHN S						
GRANTEE: RIGG L MARK						

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=1993] W9 N16 UOP=[YR=1993] N8 W45 S18 E4 S12 FOP=[YR=1993] S5 E9 N5W9\$ E9 N13 E18 N9 E14 \$ W14 S9 W18 S18 W9 S11 UOP=[YR=1993] S9 E10 N9 W10\$ E19 UOP=[YR=1993] S3 E9 N3 W9\$ E9 FOP=[YR=1993] S10 E13 UST=[YR=1993] S6 E9 N6W9\$ UOP=[YR=1993] E9 N13 W9S13\$ N13 W13 S3 \$ N3 E22 N19\$ FOP=[YR=1993] N6 UOP=[YR=1993] N14 W9 S14 E9\$ W9 S6 E9 \$ PTR= E10 FUS=[YR=1993] E28 N10 E13 FOP=[YR=1993] N6 E9 S6 W9 \$ E9 S18 UOP=[YR=1993] S2 W9 N2 E9 \$ W22 S3 W28 N11\$ FOP=[YR=1993] E9 N5 W9 S5\$ W10 \$.													