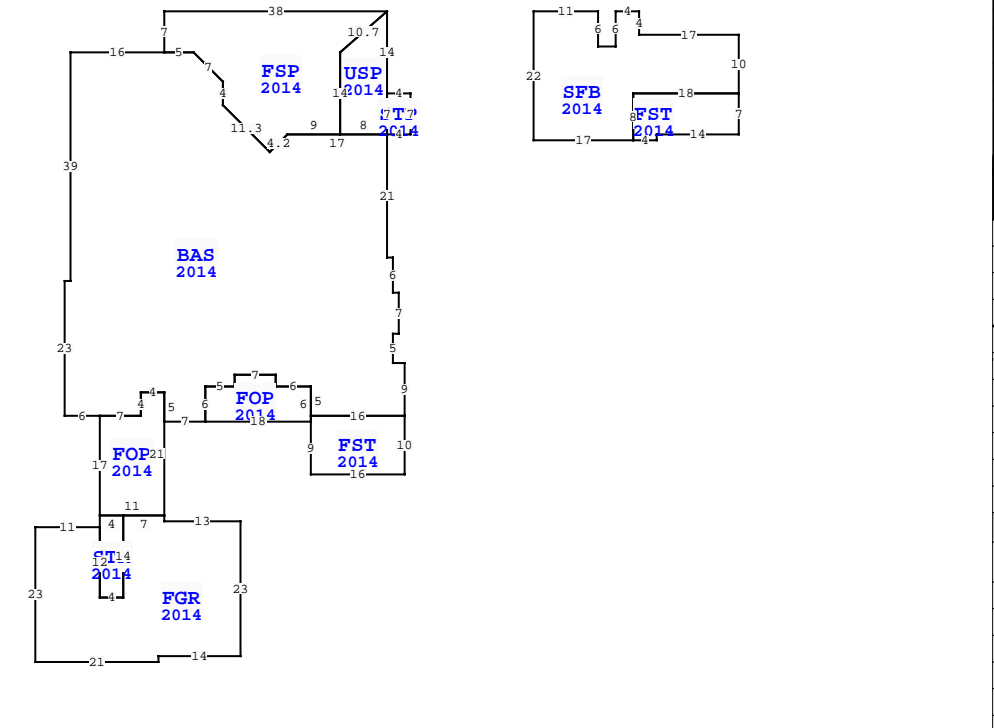


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	10 ABOVE AVG 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	11 CLAY TILE 50
Interior Floo	12 HARDWOOD 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	4.5 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	11	4,285	135.2296	213.66	915,533	2014	2014	0	0	0	4.50	95.50

NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		874,334	
TOTAL MARKET OB/XF VALUE		26,481	
TOTAL LAND VALUE - MARKET		540,000	
TOTAL MARKET VALUE		1,440,815	
SOH/AGL Deduction		533,906	
ASSESSED VALUE		906,909	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		856,187	
TOTAL JUST VALUE		1,440,815	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,401,151	



Quality	03 Quality Level 03				
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	2,909	100	2014	2,909	593,568
FGR	770	55	2014	424	86,515
FOP	122	30	2014	37	7,549
FOP	203	30	2014	61	12,447
FSP	527	40	2014	211	43,053
FST	130	55	2014	72	14,692
FST	160	55	2014	88	17,956
SFB	540	80	2014	432	88,147
STP	28	10	2014	3	612
STR	56	10	2014	6	1,224
TOTALS	5,585			4,285	874,334

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

BLD DATE	LGL DATE
XF DATE	LAND DATE
INC DATE	AG DATE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1226339	CO ISSUED	0	03/10/2014
M1318117	H/AC	44	04/01/2013
P001	NEW CONSTR	4,980	10/01/2012
B1226339	NEWSFR	391,723	08/01/2012
E1225329	NEW CONSTR	0	08/01/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2499/1057	9/24/2021	QC	U	I	11	100

GRANTOR: BEAN FAMILY TRUST  
GRANTEE: STICHWEH ROBERT E &  
2184/1747 3/06/2018 WD U I 11 100  
GRANTOR: BEAN MASON J & MARILY  
GRANTEE: BEAN FAMILY TRUST

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	100	0	0	1.00	UT	2,000.00	2,000.00	100	2014	2014	3	96	1,920	
2	0855	CONC PAVER	0	100	0	0	2,199.00	SF	7.00	7.00	100	2014	2014	3	94	14,469	
3	0855	CONC PAVER	0	100	0	0	978.00	SF	7.00	7.00	100	2014	2014	3	94	6,435	
4	0855	CONC PAVER	0	100	0	0	108.00	SF	7.00	7.00	100	2014	2014	3	94	711	
5	1126	CB/STC 8"	0	100	0	0	324.00	SF	8.00	8.00	100	2014	2014	3	94	2,436	
6	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2014	2014	3	85	510	

BUILDING NOTES	
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BUILDING DIMENSIONS	
FSP=[YR=2014] W38 S7 BAS=[YR=2014] W16 S39 W1 S23 E6	
FOP=[YR=2014] S17STR=[YR=2014] S2 FGR=[YR=2014] W11 S23 E21	
N1 E14 N23 W13 N1 W7 S14 W4 N12\$ S12 E4 N14 W4\$ E11 N21 W4 S4	
W7\$ E7 N4 E4 S5 E7 FOP=[YR=2014] E18 FST=[YR=2014] S9 E16 N10	
W16 S1\$ N6 W6 N2 W7 S2 W5 S6\$ N6 E5 N2 E7 S2 E6 S5 E16 N9 W2	
N5 E1 N7 W1 N6 W1 N21 STP=[YR=2014] E4 N7 W4 USP=[YR=2014]	
N14 L8 D7 S14 E8 N7\$ S7\$ W17 D3 L3 U8 L8 N4 U5 L5 W5\$	
E5 D5 R5 S4 D8 R8 U3 R3 E9 N14 U7 R8 \$ PTR=E25	
SFB=[YR=2014] E11 S6 E3 N6 E4 S4 E17 S10 FST=[YR=2014] S7 W14	
S1 W4 N8 E18\$ W18 S8 W17 N22\$ W25\$.	

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	0.90	600,000.00	540,000.00	540,000								