

BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	12 CEDAR 50
Exterior Wall	16 WD FR STUC 50
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 70
Interior Floor	14 CARPET 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	2. 2.100
Units	0 100
Occupancy	00 NONE 100
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	1,869
FDG	572
FEP	165
FUS	740
PTO	140
UOP	388
TOTALS	3,874

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0500	01	3,169	101.2000	159.90	506,723	1992	2002	0	0	0	11.00	89.00	
1 SFR CUST - 0% - 0													
Heated Area: 2609													
HX Base Yr													

NASSAU COUNTY PROPERTY			PAGE 1 of 1	5
VALUATION SUMMARY				
VALUATION BY				STANDARD
Tax Group: 5	Tax Dist:			
BUILDING MARKET VALUE				450,983
TOTAL MARKET OB/XF VALUE				12,821
TOTAL LAND VALUE - MARKET				600,000
TOTAL MARKET VALUE				1,063,804
SOH/AGL Deduction				227,771
ASSESSED VALUE				836,033
TOTAL EXEMPTION VALUE				0
BASE TAXABLE VALUE				836,033
TOTAL JUST VALUE				1,063,804
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				1,043,648

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7871	NEW CONSTR	163,216	02/27/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2377/1130	3/13/2020	WD	U	I	11	100
GRANTOR: WIGDALE GRACE A						
GRANTEE: SWIGART DANIEL H &						
2347/1154	3/13/2020	WD	Q	I	01	630,000
GRANTOR: WIGDALE GRACE A						
GRANTEE: SWIGART DANIEL H &						

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	0812	CONCRETE C	0	0	0	0	1,789.00	SF	4.00	4.00	100	1992	1992	3	62	4,437		
2	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1992	1992	3	70	1,400		
3	0825	BRICK	0	0	0	0	485.00	SF	12.50	12.50	100	1992	1992	3	87	5,274		
4	1075	TRELLIS G	0	0	12	5	60.00	SF	35.00	35.00	100	1992	1992	3	20	420		
5	1126	CB/STC 8"	0	0	36	7	252.00	SF	8.00	8.00	100	1992	1992	3	62	1,250		
6	0446	BOX FNC 6'	0	0	0	0	10.00	LF	20.00	20.00	100	1992	1992	3	20	40		
TOTALS														3,874		3,169	450,983	

BUILDING NOTES				
121 MARSH CREEK RD, FERNANDINA BEACH				

BUILDING DIMENSIONS													
BAS=[YR=1993] W15 N4 W5 PTO=[YR=1993] N10 W14 FEP=[YR=2011] N1 W15 S11 E15 N10 \$ S10 E14 \$ W29 N11 W11 S11 W1 S30 E1 UOP=[YR=1993] S9 E44 N9 W12 S1 W8 N1 W24 \$ E24 S1 E8 N1 E13 N2 E15 N24 \$ PTR= E15 FUS=[YR=1993] E7 N4 E9 N7 E11 S5 E4 S3 E6 S16 W6 S5 W6 N5 W13 S5 W6 N5 W6 N13 \$ W15 \$ PTR= W76 FDG=[YR=1993] W24 S23 E7 S2 E10 N2 E7 N23 \$ E76 \$ .													

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	DPHT 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	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	600,000.00	600,000.00	600,000							