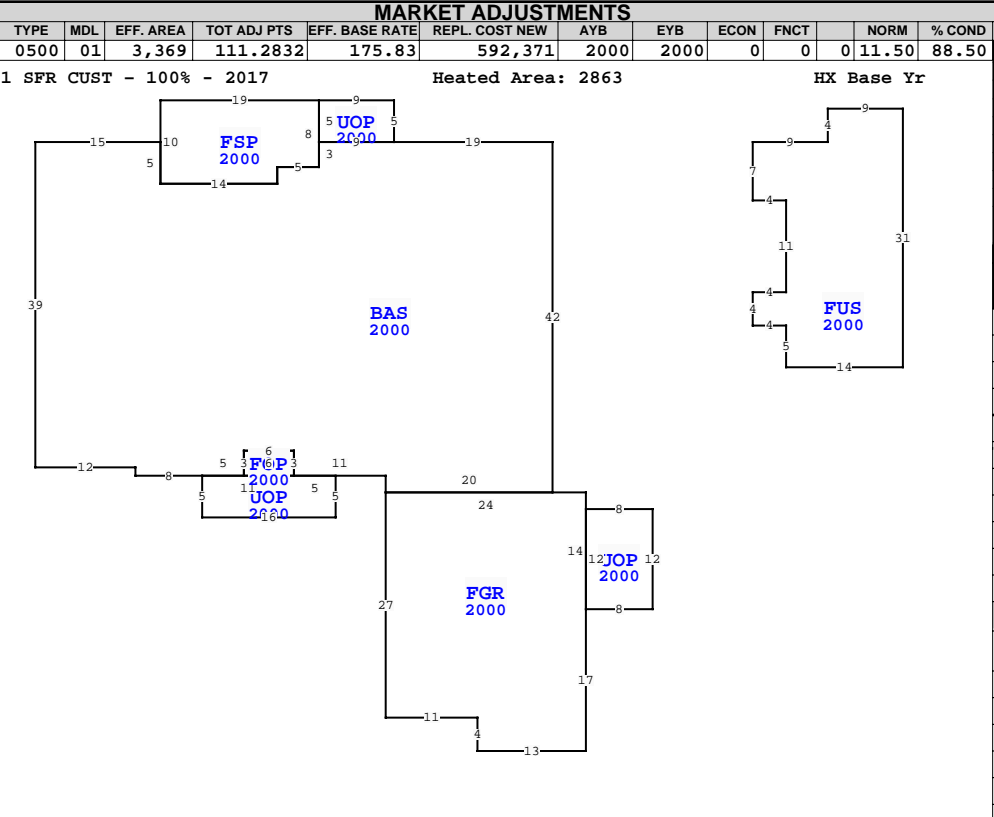


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100



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	2,405	100
FGR	700	55
FOP	18	30
FSP	180	40
FUS	458	100
UOP	45	20
UOP	80	20
UOP	96	20
TOTALS	3,982	

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	100	0	2,485.00	4.00		4.00	100	2000	2000	3	77	7,654	
2	0858	SCULP CONC	0	100	0	386.00	SF 13.00		13.00	100	2000	2000	3	93	4,667	
3	0810	CONCRETE A	0	100	0	281.00	SF 6.50		6.50	100	2000	2000	3	77	1,406	
4	0504	FP-ELECTRI	0	100	0	1.00	UT 2,000.00		2,000.00	100	2000	2000	3	83	1,660	

EXTRA FEATURES		117 MARSH CREEK RD, FERNANDINA BEACH	
BLD DATE		LGL DATE	05/07/2025
XF DATE		LAND DATE	MLU
INC DATE		AG DATE	
TOTAL OB/XF 15,387			

LAND DESCRIPTION		TOTAL OB/XF	
L N	USE CODE	CLS	LAND USE DESCRIPTION
1	000140	C	RES GOLF

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	000140	C	RES GOLF	100		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		524,248	
TOTAL MARKET OB/XF VALUE		15,387	
TOTAL LAND VALUE - MARKET		630,000	
TOTAL MARKET VALUE		1,169,635	
SOH/AGL Deduction		543,232	
ASSESSED VALUE		626,403	
TOTAL EXEMPTION VALUE		13	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		1,169,635	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,101,187	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9906400	NEW CONSTR	240,000	08/01/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0836/0095	6/03/1998	WD	U	V	07	100
GRANTOR: SCHNEIDER GARY B & HE						
GRANTEE: STEVENSON JULIAN L						
0834/1754	5/21/1998	WD	Q	V		83,000
GRANTOR: SCHNEIDER GARY B & HE						
GRANTEE: STEVENSON JULIAN L						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2000] W19 UOP=[YR=2000] N5 W9 FSP=[YR=2000] W19 S10 E14 N2 E5 N8 \$ S5 E9 \$ W9 S3 W5 S2 W14 N5 W15 S39 E12 S1 E8 UOP=[YR=2000] S5 E16 N5 W5 FOP=[YR=2000] N3 W6 S3 E6 \$ W11 \$ E5 N3 E6 S3 E11 S2 FGR=[YR=2000] S27 E11 S4 E13 N17 UOP=[YR=2000] E8 N12 W8 S12 \$ N14 W24 \$ E20 N42 \$ PTR= E24 FUS=[YR=2000] E9 N4 E9 S31 W14 N5 W4 N4 E4 N11 W4 N7 \$ W24 \$.	