

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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 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	1.	1. 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	YEAR
BAS	2,605	100	1993
FGR	820	55	1993
FOP	24	30	1993
FOP	78	30	1993
TOTALS	3,527		

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND													
1	SFR	CUST	- 0%	- 0									Heated Area: 2605												
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>05/07/2025</td> <td></td> <td></td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				05/07/2025		
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																				
			05/07/2025																						

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		322,934	
TOTAL MARKET OB/XF VALUE		10,089	
TOTAL LAND VALUE - MARKET		630,000	
TOTAL MARKET VALUE		963,023	
SOH/AGL Deduction		248,807	
ASSESSED VALUE		714,216	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		714,216	
TOTAL JUST VALUE		963,023	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		904,670	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6902	NEW CONSTR	165,000	12/20/1990

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2039/0407	4/05/2016	WD Q	Q	I	01	450,000
GRANTOR: REECE JOSEF I						
GRANTEE: WHTV AMELIA PARTNER						
0608/0989	9/28/1990	WD Q	Q	V		69,000
GRANTOR: STOKES & COMPANY						
GRANTEE: REECE JOSEF & JANE						

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	0	1.00	UT	2,000.00	2,000.00	100	1991	1991	3	68	1,360							
2	0812	CONCRETE C	0	0	0	0	3,264.00	SF	4.00	4.00	100	1991	1991	3	59.5	7,768							
3	1242	WD DECK A	0	0	0	0	297.00	SF	10.00	10.00	100	1991	1991	3	20	594							
4	1124	CB/STC 4"	0	0	19	5	95.00	SF	6.50	6.50	100	1991	1991	3	59.5	367							
TOTALS														3,527		3,086	322,934						

BUILDING NOTES													
<p>115 MARSH CREEK RD, FERNANDINA BEACH</p>													

BUILDING DIMENSIONS													
<p>BAS=[YR=1993] W4 N12 W4 N2 W10 S2 W30 FOP=[YR=1993] W14 S7 E2 N2 E10 S2 E2 N7 \$ S7 W2 N2 W10 S2 W2 S37 E2 S2 E10 N2 E9 FOP=[YR=1993] E6 N4 W6 S4 \$ N4 E6 S4 E12 FGR=[YR=1993] S5 W5 S24 E2 S2 E10 N2 E18 N26 W19 N7 W3 S4 W3 \$ E3 N4 E3 S7 E13 N13 E4 N22 \$ .</p>													

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	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							