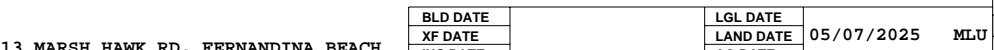


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	12 HARDWOOD 50
Interior Floo	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	4.5 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
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	5,100	122.9062	194.19	990,369	1998	1998		0	0	13.00	87.00
1 SFR CUST - 0% - 0 Heated Area: 4476 HX Base Yr												



Quality	06 Quality Level 06				
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	2,663	100	1998	2,663	449,901
BAS	154	100	2009	154	26,017
BAS	156	100	2009	156	26,356
FGR	784	55	1998	431	72,816
FOP	270	30	1998	81	13,684
FSP	212	40	2009	85	14,360
FUS	1,503	100	1998	1,503	253,925
UOP	63	20	1998	13	2,196
UOP	70	20	1998	14	2,366
TOTALS	5,875			5,100	861,621

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	1998	1998	3	80	1,600	
2	0855	CONC PAVER	0	0	0	0	2,706.00	SF	10.00	10.00	100	2009	2009	3	89	24,083	
3	0855	CONC PAVER	0	0	0	0	110.00	SF	10.00	10.00	100	2009	2009	3	89	979	
4	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2009	2009	3	92	1,840	

13 MARSH HAWK RD, FERNANDINA BEACH										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	05/07/2025
										INC DATE		AG DATE	MLU

NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		861,621	
TOTAL MARKET OB/XF VALUE		28,502	
TOTAL LAND VALUE - MARKET		765,000	
TOTAL MARKET VALUE		1,655,123	
SOH/AGL Deduction		36,089	
ASSESSED VALUE		1,619,034	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,619,034	
TOTAL JUST VALUE		1,655,123	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,526,530	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R11356	REPAIR/RRF	8,500	06/01/2008
B21571	REMODEL	175,000	06/01/2008
B9704287	NEW CONSTR	409,000	09/01/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1950/1794	12/08/2014	WD	Q	I	01	1,426,000
GRANTOR: PRINCE JESSE J						
GRANTEE: LAPRE DAVID G & ANN						
1925/1170	6/25/2014	QC	U	I	11	100
GRANTOR: BAILEY DOROTHY J						
GRANTEE: PRINCE JESSE J						

BUILDING NOTES												
BAS=[YR=1998] W5 N12 W11 BAS=[YR=2009] W13 FSP=[YR=2009] W20 S4 W2 S6 E22 N10 S10 E1 S2 E12 N12 S S12 W12 N2 W23 N6 W15 S43 FOP=[YR=1998] S6 E19 UOP=[YR=1998] S9 E7N9 W7 S E26 N6 W45 S E50 S4 FGR=[YR=1998] S36 E12 N8 E11 N28 W13 N5 E2 N4 W6 S9 W6 S E6 N9 E6 S4 W2 S5 E13 N5 UOP=[YR=1998] N10 W7 S10 E7 S W7 N34 S PTR= E15 FUS=[YR=1998] E17 S4 E20 N16 BAS=[YR=2009] N12 E13 S12 W13 S E13 S10 E16 S26 E2 S27 W14 N4 W5 N5 E5 N5 W5 N5 E6 N9 E5 N13 W4 S1 W14 S5 W6 N7 W2 S1 W4 N1 W14 S14 W5 S4 W5 N10 W6 N17 S W15 S .												

BUILDING DIMENSIONS												
BAS=[YR=1998] W5 N12 W11 BAS=[YR=2009] W13 FSP=[YR=2009] W20 S4 W2 S6 E22 N10 S10 E1 S2 E12 N12 S S12 W12 N2 W23 N6 W15 S43 FOP=[YR=1998] S6 E19 UOP=[YR=1998] S9 E7N9 W7 S E26 N6 W45 S E50 S4 FGR=[YR=1998] S36 E12 N8 E11 N28 W13 N5 E2 N4 W6 S9 W6 S E6 N9 E6 S4 W2 S5 E13 N5 UOP=[YR=1998] N10 W7 S10 E7 S W7 N34 S PTR= E15 FUS=[YR=1998] E17 S4 E20 N16 BAS=[YR=2009] N12 E13 S12 W13 S E13 S10 E16 S26 E2 S27 W14 N4 W5 N5 E5 N5 W5 N5 E6 N9 E5 N13 W4 S1 W14 S5 W6 N7 W2 S1 W4 N1 W14 S14 W5 S4 W5 N10 W6 N17 S W15 S .												

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	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV		
1	000131	C	RES CREEK	0		RSF-1	0.00	0.00	1.00	LT		1.00	0.90	850,000.00	765,000.00	765,000									