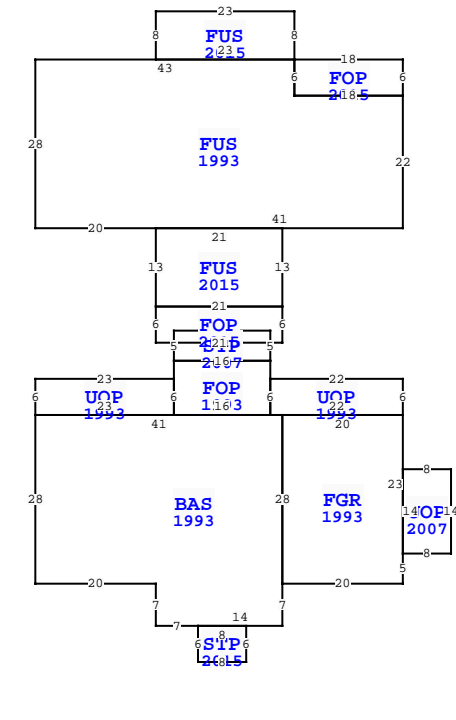


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 60
Exterior Wall	12	CEDAR 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	3,862	137.3328	216.99	838,015	1991	2015	0	0	0	4.50	95.50

1 SFR CUST - 100% - 2020 Heated Area: 3352 HX Base Yr 2020



Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10001.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,295	100
FGR	560	55
FOP	144	30
FOP	108	30
FOP	126	30
FUS	1,600	100
FUS	184	100
FUS	273	100
STP	80	10
STP	48	10
TOTALS	4,800	3,862

\*\* This building has 13 Sub-Areas  
35 MARSH HAWK RD, FERNANDINA BEACH

BLD DATE	02/14/2008	DJ	LGL DATE	
XF DATE			LAND DATE	05/07/2025
INC DATE			AG DATE	MLU

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1991
2	0855	CONC PAVER	0	100	0	0	1,278.00	SF	10.00	10.00	100	2015
3	1126	CB/STC 8"	0	100	0	0	144.00	SF	8.00	8.00	100	1991
4	0446	BOX FNC 6'	0	100	0	0	10.00	LF	20.00	20.00	100	1991
5	0300	BOAT DCK W	0	100	0	0	109.00	SF	40.00	40.00	100	2015
6	0855	CONC PAVER	0	100	0	0	180.00	SF	10.00	10.00	100	2015
7	0855	CONC PAVER	0	100	0	0	268.00	SF	10.00	10.00	100	2015
8	0300	BOAT DCK W	1	100	0	0	140.00	SF	40.00	40.00	100	2023

TOTAL OB/XF 26,288

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000116	C	RES MARSH	100		RSF-1	0.00	0.00	1.00	LT		1.00

TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.00	700,000.00	700,000.00	700,000							

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		800,304	
TOTAL MARKET OB/XF VALUE		26,288	
TOTAL LAND VALUE - MARKET		700,000	
TOTAL MARKET VALUE		1,526,592	
SOH/AGL Deduction		588,017	
ASSESSED VALUE		938,575	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		887,853	
TOTAL JUST VALUE		1,526,592	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,390,405	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530192	NEW CONSTR	309,337	03/01/2015
B1529909	DEMOLITION	0	02/01/2015
B0108749	ADDITION	4,826	09/01/2001
6988	NEW CONSTR	213,750	02/04/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2270/0264	4/23/2019	WD	Q	I	02	1,125,000

GRANTOR: BARBARA A SHEFFIELD R  
GRANTEE: SCHMIDT MICHAEL C &  
2089/0842 12/16/2016 WD Q I 01 930,000  
GRANTOR: CARDINAL ENTERPRISES  
GRANTEE: BARBARA A. SHEFFIEL

BUILDING NOTES												
----------------	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS												
UOP=[YR=1993] W22 FOP=[YR=1993] N3 STP=[YR=2007] N5 W16 S5 E16\$ W16 S3 UOP=[YR=1993] W23 S6 BAS=[YR=1993] S28 E20 S7 E7 STP=[YR=2015] S6 E8 N6 W8\$ E14 N7 FGR=[YR=1993] E20 N5 UOP=[YR=2007] E8 N14 W8 S14\$ N23 W20 S28\$ N28 W41\$ E23 N6\$ S6 E16 N6\$ S6 E22 N6\$ PTR=N25 FUS=[YR=1993] N22 FOP=[YR=2015] N6 W18 FUS=[YR=2015] N8 W23 S8 E23\$ S6 E18\$ W18 N6 W43 S28 E20 FUS=[YR=2015] S13 FOP=[YR=2015] S6 E21 N6 W21\$ E21 N13 W21\$ E41\$ S25\$ .												