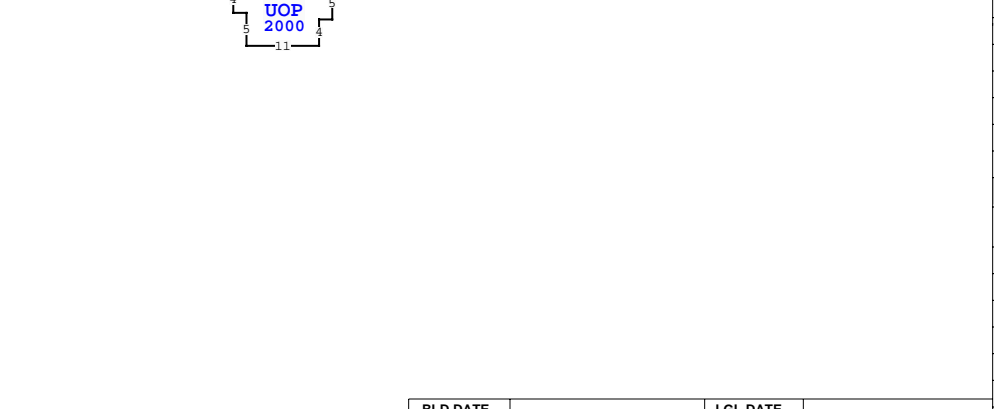


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	12 CEDAR 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 60
Interior Floor	14 CARPET 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3.5 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
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	3,596	115.1010	181.86	653,969	2000	2000	0	0	12.00	88.00		
1 SFR CUST - 100% - 2023 Heated Area: 2926 HX Base Yr 2023													



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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	100	15	2000	15	2,401
BAS	2,000	100	2000	2,000	320,074
FGR	518	55	2000	285	45,610
FOP	36	30	2000	11	1,760
FST	230	55	2000	126	20,164
FST	340	55	2000	187	29,927
FUS	926	100	2000	926	148,194
PTO	32	5	2000	2	320
UOP	70	20	2000	14	2,240
UOP	149	20	2000	30	4,801
TOTALS	4,401			3,596	575,493

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 5	Tax Dist:		
BUILDING MARKET VALUE			575,493
TOTAL MARKET OB/XF VALUE			10,879
TOTAL LAND VALUE - MARKET			700,000
TOTAL MARKET VALUE			1,286,372
SOH/AGL Deduction			92,117
ASSESSED VALUE			1,194,255
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			1,143,533
TOTAL JUST VALUE			1,286,372
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,160,598

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R991921	REPAIR/RRF	6,200	08/01/1999
B9905911	NEW CONSTR	439,750	03/01/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2083/0995	11/10/2016	WD	Q	I	01	840,000
GRANTOR: KOONS KEVIN J						
GRANTEE: WILKERSON DONALD H						
0752/1964	3/01/1996	WD	Q	V		85,000
GRANTOR: UNITED CONSTRUCTION I						
GRANTEE: KOONS KEVIN J						

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

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	100	0	0	1.00	UT	2,000.00	2,000.00	100	2000	2000	3	83	1,660	
2	0811	CONCRETE B	0	100	0	0	711.00	SF	5.20	5.20	100	2000	2000	3	77	2,847	
3	0830	FLAGSTONE	0	100	0	0	551.00	SF	12.00	12.00	100	2000	2000	3	77	5,091	
4	1126	CB/STC 8"	0	100	0	0	183.00	SF	8.00	8.00	100	2000	2000	3	77	1,127	
5	0444	BOX FNC 4'	0	100	0	0	8.00	LF	6.50	6.50	100	2000	2000	3	20	10	
6	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2000	2000	3	48	144	

BUILDING NOTES													
BAS=[YR=2000] W21 S2 W23 U4 L4 W13 S16E1 S8 UOP=[YR=2000] W2 S7 E2 S7 E4 N14 W4 \$ E4 FGR=[YR=2000] S23 E22 N23 W14 N3 W4 S3 W4 \$ E4 N3 E4S3 E14 S17 FOP=[YR=2000] S4 UOP=[YR=2000] S2 E2 S4 E2 S5 E11 N4 E2 N5 W1 N2 W16 \$ E9 N4 W9 \$ E9 S4 E7 S2 E17 N16 E1 N1 PTO=[YR=2000] E4 N8 W4 S8 \$ N28 \$ PTR= E15 FUS=[YR=2000] E12 BAL=[YR=2000] E25 S4 W25 N4 \$ S4 E28 S16 FST=[YR=2000] E20 S10 W1 S5 W22 N15 E3 \$ W3 S8 W5 N8 W1 S8 W3 S5 FST=[YR=2000] S5 W22 N12 E12 N2 E4 S9 E6 \$ W6 N9 W4 S2 W12 N2 W4 N8 W2 N16 \$ W15 \$.													

LAND DESCRIPTION																								
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	000116	C	RES MARSH	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	700,000.00	700,000.00	700,000							

TOTAL OB/XF													
10,879													