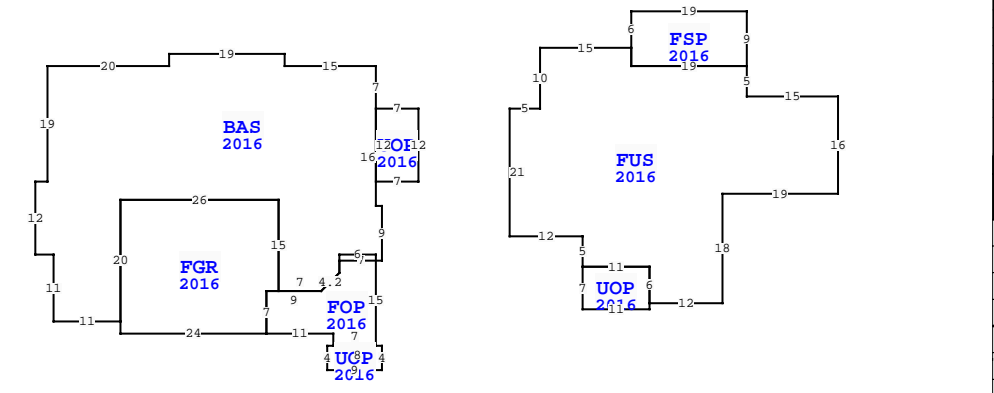




BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	12 CEDAR 90
Exterior Wall	16 WD FR STUC 10
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 70
Roof Cover	12 MODULAR MT 30
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 70
Interior Floor	14 CARPET 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3.5 100
Frame	02 WOOD FRAME 100
Stories	2. 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
1	SFR	CUST - 100%	- 2017		Heated Area: 3375					HX	Base Yr 2017



NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 5	Tax Dist:		
BUILDING MARKET VALUE			838,116
TOTAL MARKET OB/XF VALUE			19,716
TOTAL LAND VALUE - MARKET			700,000
TOTAL MARKET VALUE			1,557,832
SOH/AGL Deduction			711,139
ASSESSED VALUE			846,693
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			795,971
TOTAL JUST VALUE			1,557,832
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,469,800

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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,694	100	2016	1,694	366,392
FGR	558	55	2016	307	66,400
FOP	181	30	2016	54	11,679
FSP	171	40	2016	68	14,707
FUS	180	100	2016	180	38,932
FUS	1,501	100	2016	1,501	324,648
UAT	324	10	2016	32	6,922
UOP	36	20	2016	7	1,514
UOP	77	20	2016	15	3,245
UOP	84	20	2016	17	3,677
TOTALS	4,806			3,875	838,116

23 MARSH HAWK RD, FERNANDINA BEACH

BLD DATE		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	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	2016	2016	3	97	1,940	
2	0855	CONC PAVER	0	100	0	0	1,384.00	SF	10.00	10.00	100	2016	2016	3	95	13,148	
3	0810	CONCRETE A	0	100	0	0	102.00	SF	6.50	6.50	100	2016	2016	3	95	630	
4	0810	CONCRETE A	0	100	10	17	170.00	SF	6.50	6.50	100	2016	2016	3	95	1,050	
5	1075	TRELLIS G	0	100	27	4	108.00	SF	35.00	35.00	100	2016	2016	3	78	2,948	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530095	CO ISSUED	0	04/28/2016
B1530095	NEW CONSTR	407,057	03/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1963/0921	2/10/2015	QC	U	V	11	100

GRANTOR: MICHAS JOAN S
GRANTEE: MICHAS JOAN S REVOC
1963/0919 2/10/2015 QC U V 11 100
GRANTOR: BARNES JEFFREY A
GRANTEE: BARNES JEFFREY A RE

BUILDING NOTES	

BUILDING DIMENSIONS	
UOP=[YR=2016] W7 BAS=[YR=2016] N7 W15 N2 W19 S2 W20 S19 W2 S12 E3 S11 E11 FGR=[YR=2016] S2 E24 FOP=[YR=2016] E11 S2 UOP=[YR=2016] W1 S4 E9 N4 W8 S7 E7 N15 W6 S3 D3 L3 W9 S7 S7 N7 E2 N15 W26 S20 S N20 E26 S15 E7 U3 R3 N2 E7 N9 W1 N16 S S12 E7 N12 S PTR=E15 FUS=[YR=2016] E5 N10 E15 FSP=[YR=2016] N6 E19 S9 W19 N3 S3 E19 S5 E15 S16 W19 S18 W12 UOP=[YR=2016] S1 W11 N7 E11 S6 S N6 W11 N5 W12 N21 S W15 S PTR= E15 S60 UAT=[YR=2016] E18 S12 W18 S4 W3 FUS=[YR=2016] S15 W12 N15 E12 S W9 N9 E12 N7 S N60 W15 S.	

LAND DESCRIPTION		TOTAL OB/XF															19,716						
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	000140	C	RES GOLF	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	700,000.00	700,000.00	700,000						