

BUILDING CHARACTERISTICS	
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 Floor	14 CARPET 50
Interior Floor	15 HARDTILE 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
BUD8 Adjustme	05 DIST 1A 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		
1	SFR	CUST	- 0%	- 0								Heated Area: 1954 HX Base Yr	

21 MARSH HAWK RD, FERNANDINA BEACH

BLD DATE	LGL DATE	05/07/2025	MLU
XF DATE	LAND DATE		
INC DATE	AG DATE		

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
BAS	1,324	100	1993	1,324	209,927
DCK	28	10	1994	3	476
DCK	100	10	1994	10	1,585
DCK	305	10	1994	30	4,757
FGR	460	55	1993	253	40,115
FOP	48	30	1993	14	2,219
FSP	160	40	1993	64	10,148
FST	24	55	1993	13	2,061
FUS	630	100	1993	630	99,890
UOP	148	20	1993	30	4,757
TOTALS	3,227			2,371	375,934

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	1985	1985	3	56	1,120	
2	0812	CONCRETE C	0	0	0	0	931.00	SF	4.00	4.00	100	1985	1985	3	44	1,639	
3	0810	CONCRETE A	0	0	18	5	90.00	SF	6.50	6.50	100	1985	1985	3	44	257	
4	1122	CB 6"	0	0	0	0	432.00	SF	5.85	5.85	100	1985	1985	3	44	1,112	
5	0445	BOX FNC 5'	0	0	0	0	28.00	LF	8.10	8.10	100	1985	1985	3	20	45	
6	0820	WOOD WALK	0	0	0	0	142.00	SF	11.75	11.75	100	1990	1990	3	40	667	

LAND DESCRIPTION		TOTAL OB/XF 4,840																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	1.00	700,000.00	700,000.00	700,000							

NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5	Tax Dist:		
BUILDING MARKET VALUE		375,934	
TOTAL MARKET OB/XF VALUE		4,840	
TOTAL LAND VALUE - MARKET		700,000	
TOTAL MARKET VALUE		1,080,774	
SOH/AGL Deduction		240,220	
ASSESSED VALUE		840,554	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		840,554	
TOTAL JUST VALUE		1,080,774	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,014,139	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0796/0094	6/10/1997	WD Q	Q	I		315,000
GRANTOR: HOPKINS WALTER A & CA						
GRANTEE: FRANKLIN HANNAH H &						
0398/0035	9/01/1983	WD Q	Q	V		64,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES	

BUILDING DIMENSIONS	
DCK=[YR=1994] W15 BAS=[YR=1993] W32 S5 DCK=[YR=1994] W10 S10 E10 N10\$ S10 W10 S16 E8 S9 R4 D4 E4 U4 R4 UOP=[YR=1993] D4 R4 E8 FGR=[YR=1993] S18 E20 N23 W20 S5\$ N13 FST=[YR=1993] N6 W4 FOP=[YR=1993] W8 S6 E8 N6\$ S6 E4\$ W12 S9\$ N15 E12 S14 E13 DCK=[YR=1994] E7N4W7S4\$ N8 FSP=[YR=1993] E7 N16 W10 S16 E3\$ W3 N31\$ S15 E10 S16 E5 N31\$ PTR=E15 FUS=[YR=1993] E42 S15 W42 N15 \$ W15 \$.	