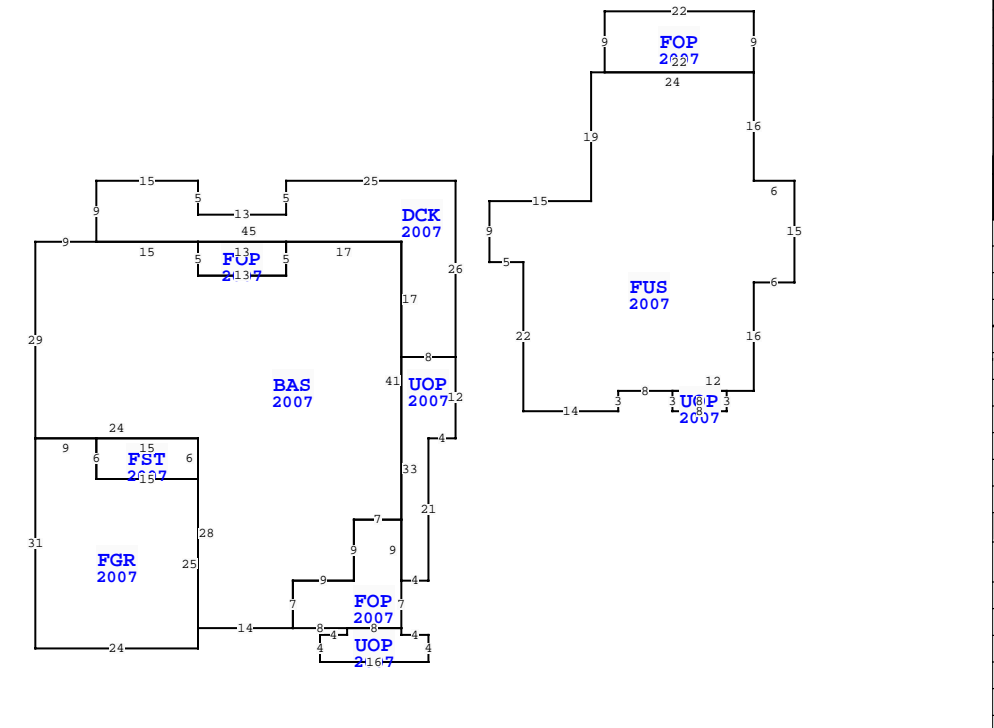


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	14 WD SHINGLE 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 60
Interior Floo	12 HARDWOOD 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	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	4,402	102.5640	162.05	713,344	2007	2007	0	0	0	8.50 91.50



** This building has 11 Sub-Areas
19 MARSH HAWK RD, FERNANDINA BEACH

BLD DATE	10/30/2007	KK	LGL DATE	
XF DATE			LAND DATE	05/07/2025
INC DATE			AG DATE	MLU

NASSAU COUNTY PROPERTY PAGE 1 of 1 5

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		652,710
TOTAL MARKET OB/XF VALUE		12,725
TOTAL LAND VALUE - MARKET		700,000
TOTAL MARKET VALUE		1,365,435
SOH/AGL Deduction		675,717
ASSESSED VALUE		689,718
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		638,996
TOTAL JUST VALUE		1,365,435
INCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,285,945

PERMIT NUM	DESCRIPTION	AMT	ISSUED
240012770	DEMO DECK	15,985	11/13/2024
ML2344	MECH OTHER	0	12/01/2006
E18217	ELEC OTHER	2,000	10/01/2006
P11664	OTHER	0	10/01/2006
C18467	CO ISSUED	440,000	09/01/2006
B18467	NEW CONSTR	440,000	09/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1128/0487	4/08/2003	WD	U	V	20	310,000

GRANTOR: CAVALLARO JOHN W SR &
GRANTEE: HUSLER KENNETH M &
0395/0576 8/01/1983 WD Q V 64,000
GRANTOR:
GRANTEE:

QUALITY	CD	QUALITY LEVEL			
04	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	2,166	100	2007	2,166	321,165
DCK	548	10	2007	55	8,155
FGR	654	55	2007	360	53,379
FOP	65	30	2007	20	2,966
FOP	175	30	2007	52	7,711
FOP	198	30	2007	59	8,748
FST	90	55	2007	50	7,414
FUS	1,585	100	2007	1,585	235,017
UOP	24	20	2007	5	741
UOP	72	20	2007	14	2,076
TOTALS	5,757			4,402	652,710

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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	90	3,150	
2	0855	CONC PAVER	0	100	0	795.00	SF	10.00	10.00	100	2007	2007	3	87	6,917	
3	0855	CONC PAVER	0	100	0	110.00	SF	10.00	10.00	100	2007	2007	3	87	957	
4	1242	WD DECK A	0	100	8	24.00	SF	10.00	10.00	100	2007	2007	3	27	65	
5	1126	CB/STC 8"	0	100	0	235.00	SF	8.00	8.00	100	2007	2007	3	87	1,636	

BUILDING NOTES

BUILDING DIMENSIONS														
DCK=[YR=2007] W25 S5 W13 N5 W15 S9 BAS=[YR=2007] W9 S29 FGR=[YR=2007] S31 E24 N25 FST=[YR=2007] N6 W15 S6 E15\$ W15 N6 W9\$ E24 S28 E14 FOP=[YR=2007] E8 UOP=[YR=2007] S1 W4 S4 E16 N4 W4 N1 W8\$ E8 N7 UOP=[YR=2007] E4 N21 E4 N12 W8 S33\$ N9 W7 S9 W9 S7\$ N7 E9 N9 E7 N41 W17 FOP=[YR=2007] W13 S5 E13 N5\$ S5 W13 N5 W15\$ E45 S17 E8 N26\$ PTR=E50 FUS=[YR=2007] W6 N16 FOP=[YR=2007] N9 W22 S9 E22\$ W24 S19 W15 S9 E5 S22 E14 N3 E8 UOP=[YR=2007] S3 E8 N3 W8\$ E12 N16 E6 N15\$ W50\$.														

LAND DESCRIPTION															TOTAL OB/XF 12,725									
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	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	700,000.00	700,000.00	700,000							