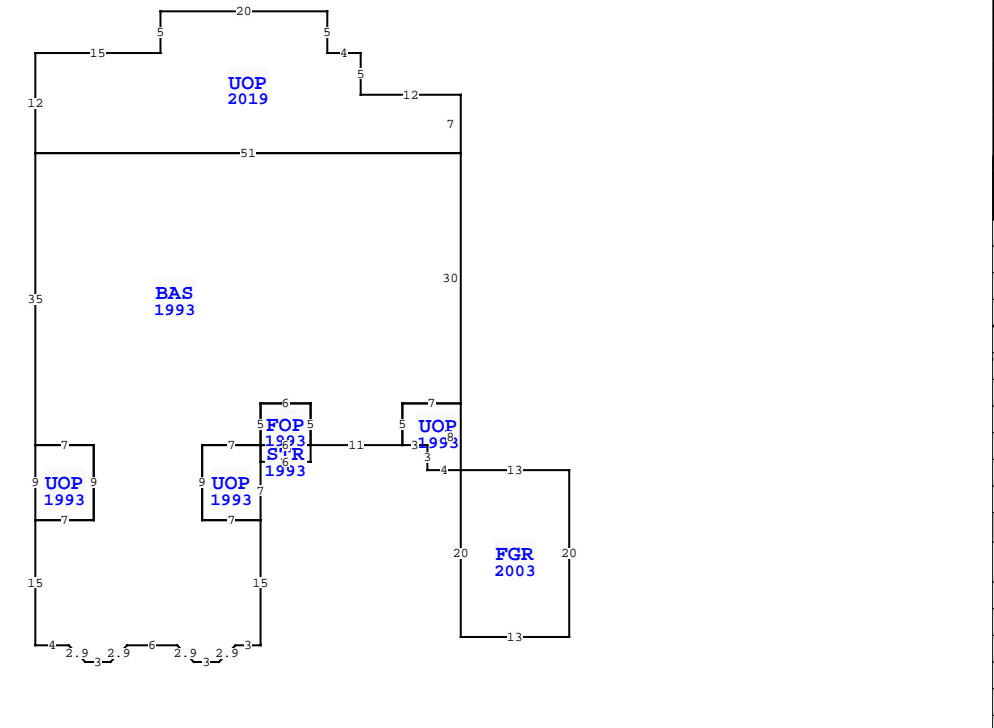


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	12 CEDAR 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	11 SLATE 100
Interior Wall	05 DRYWALL 100
Interior Floo	12 HARDWOOD 80
Interior Floo	11 CLAY TILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 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	
0500	01	2,580	141.9744	224.32	578,746	1980	2000	0	0	12.00	88.00	



Quality	06 Quality Level 06				
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	2,262	100	1993	2,262	446,523
FGR	260	55	2003	143	28,229
FOP	30	30	1993	9	1,777
STR	12	10	1993	1	197
UOP	47	20	1993	9	1,777
UOP	63	20	1993	13	2,566
UOP	63	20	1993	13	2,566
UOP	652	20	2019	130	25,663
TOTALS	3,389			2,580	509,296

31 MARSH CREEK RD, FERNANDINA BEACH

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

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	1980	1980	3	44	880	
2	0855	CONC PAVER	0	100	0	0	1,024.00	SF	10.00	10.00	100	2019	2019	3	97	9,933	
3	0855	CONC PAVER	0	100	0	0	106.00	SF	10.00	10.00	100	2019	2019	3	97	1,028	
4	0445	BOX FNC 5'	0	100	0	0	8.00	LF	8.10	8.10	100	1980	1980	3	20	13	
5	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	1980	1980	3	20	60	

TOTAL OB/XF													11,914				
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LAND DESCRIPTION																								
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	0.90	700,000.00	630,000.00	630,000							

TOTAL OB/XF													11,914				
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NASSAU COUNTY PROPERTY		PAGE 1 of 1		5
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 5		Tax Dist:		
BUILDING MARKET VALUE		509,296		
TOTAL MARKET OB/XF VALUE		11,914		
TOTAL LAND VALUE - MARKET		630,000		
TOTAL MARKET VALUE		1,151,210		
SOH/AGL Deduction		373,149		
ASSESSED VALUE		778,061		
TOTAL EXEMPTION VALUE		HX HB 50,722		
BASE TAXABLE VALUE		727,339		
TOTAL JUST VALUE		1,151,210		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		1,083,329		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1217742	H/AC	0	11/01/2012
B20585	REMODEL	1,200	09/01/2007
B0311358	NEW CONSTR	8,580	07/01/2003
R035219	REPAIR/RRF	500	07/01/2003
8536	REPAIR/RRF	5,900	12/04/1992
3642	SWIM POOL	250	09/12/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2261/1355	3/14/2019	WD	Q	I	01	775,000
GRANTOR: KING ANDREW D &						
GRANTEE: BRENNER ALAN S REVO						
2071/0656	9/13/2016	WD	Q	I	01	675,000
GRANTOR: MURRAY GEORGIA A						
GRANTEE: KING ANDREW D & SAR						

BUILDING NOTES												
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BUILDING DIMENSIONS												
UOP=[YR=2019] W12 N5 W4 N5 W20 S5 W15 S12 BAS=[YR=1993] S35												
UOP=[YR=1993] S9 E7 N9 W7 \$ E7 S9 W7 S15 E4 D2 R2 E3 R2 U2												
E6 D2 R2 E3 U2 R2 E3 N15 UOP=[YR=1993] N7 STR=[YR=1993]												
E6N2 POP=[YR=1993] N5 W6 S5 E6\$ W6 S2\$ N2 W7 S9 E7 \$ W7 N9												
E7 N5 E6 S5 E11 UOP=[YR=1993] E3 S3 E4 N8 W7S5 \$ N5 E7 N30												
W51 \$ E51 N7 \$ PTR=S45 FGR=[YR=2003] S20 E13 N20 W13\$ N45\$.												