



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		2 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

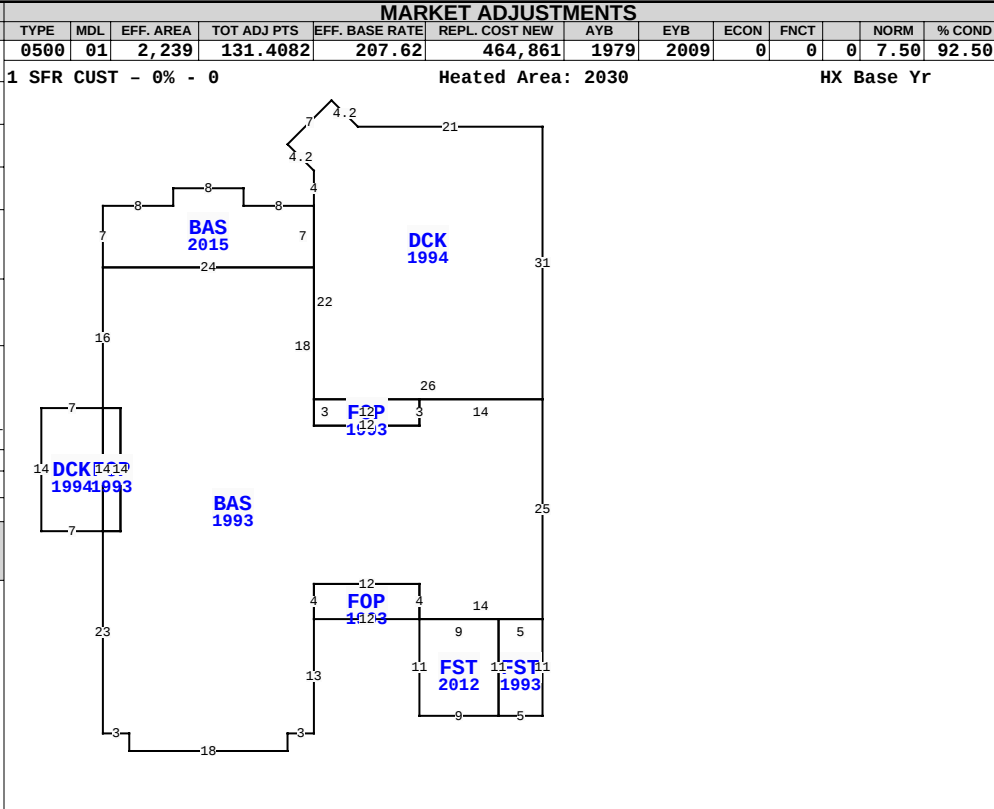
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

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	1,846	100	1993	1,846	354,522
BAS	184	100	2015	184	35,337
CDK	98	10	1994	10	1,920
CDK	824	10	1994	82	15,748
FOP	28	30	1993	8	1,536
FOP	36	30	1993	11	2,113
FOP	48	30	1993	14	2,689
FST	55	55	1993	30	5,762
FST	99	55	2012	54	10,370

TOTALS	3,218			2,239	429,996
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00
2	0850	PEBBLE WLK	0	0	0	0	195.00	SF	3.50
3	0855	CONC PAVER	0	0	0	0	594.00	SF	10.00
4	0810	CONCRETE A	0	0	0	0	540.00	SF	6.50
5	1076	TRELLIS A	0	0	14	6	84.00	SF	7.50



37 MARSH CREEK RD, FERNANDINA BEACH	BLD DATE	LGL DATE	05/07/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	1979	1979	3	42	840	
2	0850	PEBBLE WLK	0	0	0	0	195.00	SF	3.50	3.50	100	1979	1979	3	29	198	
3	0855	CONC PAVER	0	0	0	0	594.00	SF	10.00	10.00	100	2015	2015	3	95	5,643	
4	0810	CONCRETE A	0	0	0	0	540.00	SF	6.50	6.50	100	1995	1995	3	68	2,387	
5	1076	TRELLIS A	0	0	14	6	84.00	SF	7.50	7.50	100	2012	2012	3	64	403	

LAND DESCRIPTION										TOTAL OB/XF										9,471	
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	LA VA				
1	000140	C	RES GOLF	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	0.90	700,000.00	630,000.00	630,000.00				

NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		429,996	
TOTAL MARKET OB/XF VALUE		9,471	
TOTAL LAND VALUE - MARKET		630,000	
TOTAL MARKET VALUE		1,069,467	
SOH/AGL Deduction		264,663	
ASSESSED VALUE		804,804	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		804,804	
TOTAL JUST VALUE		1,069,467	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,005,049	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529778	ADDITION	19,154	01/01/2015
B25643	ADDITION	18,500	02/01/2012
B960531	REPAIR/RRF	4,500	10/01/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2763/1097	1/24/2025	WD	Q	I	01	1,210,000
GRANTOR:MCAULIFFE DIANE M L/E						
GRANTEE:SNEEDEN STUART & ME						
2648/1240	6/16/2023	QC	U	I	11	100
GRANTOR:MCAULIFFE DIANE MARIE						
GRANTEE:SMITCH RICHARD R &						

BUILDING NOTES									
BUILDING DIMENSIONS									
CDK=[YR=1994] W21 U3 L3 L5 D5 D3 R3 S4 BAS=[YR=2015] W8 N2 W8 S2 W8 S7 BAS=[YR=1993] S16 CDK=[YR=1994] W7 S14 E7 FOP=[YR=1993] E2 N14 W2 S14\$ N14\$ E2 S14 W2 S2E3 S2 E18 N2 E3 N13 FOP=[YR=1993] E12 FST=[YR=2012] S11E9 FST=[YR=1993] E5 N11W5 S11\$ N11W9\$ N4 W12 S4\$ N4 E12 S4 E14 N25 W14 FOP=[YR=1993] W12 S3 E12 N3\$ S3 W12 N18 W24\$ E24 N7\$ S22E26 N31\$.									