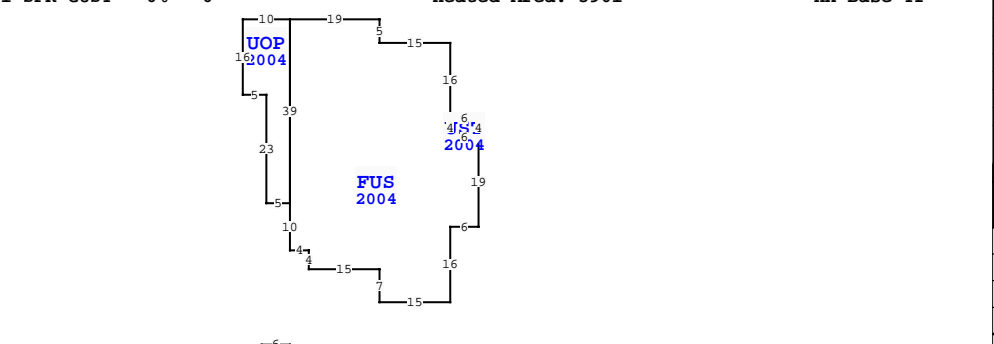


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	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	4,388	102.5640	162.05	711,075	2004	2004	0	0	10.00	90.00



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	1,971	100	2004	1,971	287,461
FGR	432	55	2004	238	34,711
FOP	98	30	2004	29	4,229
FOP	265	30	2004	80	11,668
FUS	1,930	100	2004	1,930	281,481
UOP	27	20	2004	5	729
UOP	40	20	2004	8	1,166
UOP	50	20	2004	10	1,459
UOP	120	20	2004	24	3,500
UOP	275	20	2004	55	8,022
TOTALS	5,292			4,388	639,968

** This building has 12 Sub-Areas
39 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	0	0	0	2.00	UT	2,000.00	2,000.00	100	2004	2004	3	87	3,480	
2	0855	CONC PAVER	0	0	0	0	750.00	SF	10.00	10.00	100	2004	2004	3	83	6,225	
3	0835	QUARY TILE	0	0	0	0	110.00	SF	10.00	10.00	100	2004	2004	3	83	913	
4	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2004	2004	3	61	366	
5	0410	ELEVATOR	0	0	0	0	1.00	UT	20,000.00	20,000.00	100	2004	2004	3	100	20,000	

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0.90	700,000.00	630,000.00	630,000							

NASSAU COUNTY PROPERTY				PAGE 1 of 1	5
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 5		Tax Dist:			
BUILDING MARKET VALUE				639,968	
TOTAL MARKET OB/XF VALUE				30,984	
TOTAL LAND VALUE - MARKET				630,000	
TOTAL MARKET VALUE				1,300,952	
SOH/AGL Deduction				260,861	
ASSESSED VALUE				1,040,091	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				1,040,091	
TOTAL JUST VALUE				1,300,952	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				1,227,088	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311735	NEW CONSTR	539,000	09/01/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2171/0710	1/04/2018	SW	U	I	12	649,000

GRANTOR: WELLS FARGO BANK N A
GRANTEE: HAMILTON RICHARD B
2089/1043 12/08/2016 CT U I 18 250,100
GRANTOR: CLERK OF COURT
GRANTEE: WELLS FARGO BANK N

BUILDING NOTES
UST=[YR=2004] W6 S10 BAS=[YR=2004] W14 UOP=[YR=2004] N3 W9 S3 E9\$ W17 UOP=[YR=2004] N5 W10 S5FOP=[YR=2004] W2 S16 E5 S1 UOP=[YR=2004] W5 S7 W4 S5 E4 S6 UOP=[YR=2004] W5 S8 E5 N8\$ S2 E5 N20\$ S20 E5 N37 W8\$ E10\$ W2 S37 W10 S22 E15 FOP=[YR=2004] E14 N1 FGR=[YR=2004] E20 N21 W6 N1 W12 S1 W2 S21\$ N6 W14 S7\$ N7 E14 N15 E2 N1 E12 S1 E6 N37 W6\$ E6 N10 \$ PTR=N20 FUS=[YR=2004] N10 UOP=[YR=2004] W5 N23 W5 N16 E10 S39\$ N39 E19 S5 E15 S16 UST=[YR=2004] E6 S4 W6 N4 \$ S4 E6 S19 W6 S16 W15 N7 W15 N4 W4\$ S20\$.