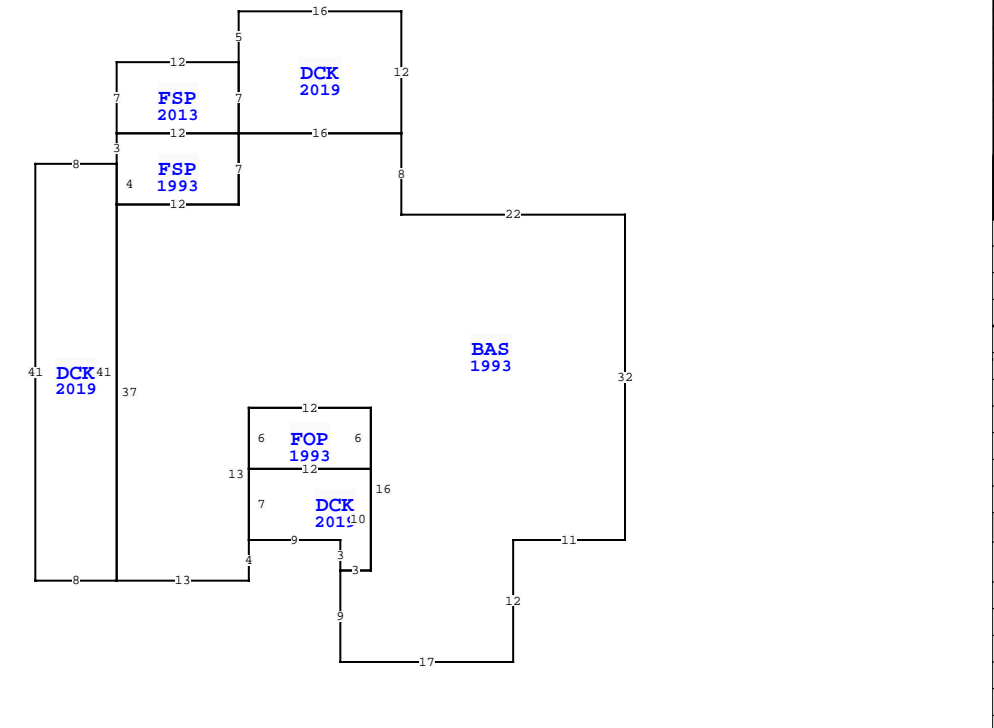


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	13	LVT/LAMNT 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	11	1,982	134.6657	134.67	266,916	1978	1978	0	0	18.50	81.50



Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10001.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,831	100
DCK	93	10
DCK	192	10
DCK	328	10
FOP	72	30
FSP	84	40
FSP	84	40
TOTALS	2,684	

41 MARSH CREEK RD, FERNANDINA BEACH

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	1.00	UT	2,000.00	2,000.00	100	1980	1980	3	44	880	
2	0850	PEBBLE WLK	0	100	0	153.00	SF	3.50	3.50	100	1980	1980	3	30	161	
3	0811	CONCRETE B	0	100	0	1,191.00	SF	5.20	5.20	100	2019	2019	3	97	6,007	
4	0825	BRICK	0	100	0	207.00	SF	12.50	12.50	100	2019	2019	3	99	2,562	
5	1076	TRELLIS A	0	100	0	263.00	SF	7.50	7.50	100	2019	2019	3	87	1,716	

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							

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 5	Tax Dist:		
BUILDING MARKET VALUE			217,537
TOTAL MARKET OB/XF VALUE			11,326
TOTAL LAND VALUE - MARKET			630,000
TOTAL MARKET VALUE			858,863
SOH/AGL Deduction			428,764
ASSESSED VALUE			430,099
TOTAL EXEMPTION VALUE	HX HB WX	55,722	
BASE TAXABLE VALUE			374,377
TOTAL JUST VALUE			858,863
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			803,793

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1900150	DECKING	8,890	01/18/2019
E1326934	NEW CONSTR	0	11/01/2013
B1326820	MASTBATH	16,000	01/01/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1927/0985	3/21/2014	QC	U	I	11	290,000
GRANTOR: WALSH PHILIP J						
GRANTEE: WALSH THERESA L						
1833/1835	12/28/2012	WD	Q	I	01	290,000
GRANTOR: WATSON JOHN P						
GRANTEE: WALSH PHILIP J						

BUILDING NOTES	

**BUILDING DIMENSIONS**  
 BAS=[YR=1993] W22 N8 DCK=[YR=2019] N12 W16 S5 FSP=[YR=2013]  
 W12 S7 FSP=[YR=1993] S3 DCK=[YR=2019] W8 S41 E8 N41 S4 E12 N7  
 W12 S7 E12 N7 S7 S7 E16 S7 W12 S37 E13 N4 DCK=[YR=2019] E9 S3  
 E3 N10 FOP=[YR=1993] N6 W12 S6 E12 S W12 S7 S N13 E12 S16 W3  
 S9 E17 N12 E11 N32 \$.