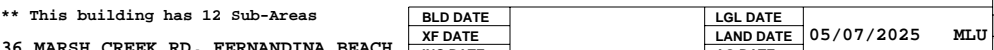


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SFR	CUST	- 100%	- 2020	Heated Area: 4442			HX Base Yr 2020					



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
BAL	63	15	2001	9	1,769
BAS	3,009	100	2001	3,009	591,626
FGR	721	55	2001	397	78,057
FOP	28	30	2001	8	1,573
FOP	54	30	2001	16	3,146
FOP	224	30	2001	67	13,174
FSP	325	40	2001	130	25,561
FST	36	55	2001	20	3,932
FUS	1,433	100	2001	1,433	281,754
UOP	32	20	2001	6	1,180
TOTALS	6,093			5,128	1,008,261

** This building has 12 Sub-Areas
36 MARSH CREEK RD, FERNANDINA BEACH

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

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	2001	2001	3	84	1,680
2	0812	CONCRETE C	0	100	0	0		2,624.00	SF	4.00	4.00	100	2001	2001	3	79	8,292
3	0810	CONCRETE A	0	100	0	0		276.00	SF	6.50	6.50	100	2001	2001	3	79	1,417
4	0825	BRICK	0	100	0	0		8.00	SF	12.50	12.50	100	2001	2001	3	94	94
5	1242	WD DECK A	0	100	15	10		150.00	SF	10.00	10.00	100	2002	2002	3	20	300

TOTAL OB/XF													11,783
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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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000131	C	RES CREEK	100		RSF-1	0.00	0.00	1.00	LT	1.00	1.00	1.00	850,000.00	850,000.00	850,000							

NASSAU COUNTY PROPERTY				PAGE 1 of 1	5
VALUATION SUMMARY					
VALUATION BY			STANDARD		
Tax Group: 5		Tax Dist:			
BUILDING MARKET VALUE			1,008,261		
TOTAL MARKET OB/XF VALUE			11,783		
TOTAL LAND VALUE - MARKET			850,000		
TOTAL MARKET VALUE			1,870,044		
SOH/AGL Deduction			592,359		
ASSESSED VALUE			1,277,685		
TOTAL EXEMPTION VALUE			HX HB		50,722
BASE TAXABLE VALUE			1,226,963		
TOTAL JUST VALUE			1,870,044		
NCON VALUE			0		
INCOME VALUE					
PREVIOUS YEAR MKT VALUE			1,724,494		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2298/1340	8/19/2019	WD	Q	I	01	1,566,000
GRANTOR: BRIDGEWATER ERLE S &						
GRANTEE: MIDDLETON C W & JEA						
2154/1163	10/23/2017	QC	U	I	11	100
GRANTOR: BRIDGEWATER ERLE S						
GRANTEE: BRIDGEWATER ERLE S						

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=2001] W4 FSP=[YR=2001] N20 W16 FOP=[YR=2001] W15 UOP=[YR=2001] N4 W8 S4 E8 \$ W17 S7 E32 N7 \$ S7 E1 S16 E6 N3 E9 \$ W9 S3 W6 N16 W33 S3 W7 N2 W11 S2 W5 S36 E4 S13 E6 N1 E6 S1 E3 UOP=[YR=2001] S2 E3 S3 E12 N3 E3 N2 W4 FOP=[YR=2001] N6 W9 S6 E9 \$ W14 \$ E5 N6 E9 S6 E5 S1 E6 S1 E4 FGR=[YR=2001] S14 E23 N31 W5 N2 W4S2W14S17\$N17 E14 N2 E4 S2 E5 N1 FOP=[YR=2001] E4 UOP=[YR=2001] E6 N16 W6S16 \$ N7 FST=[YR=2001] N9 W4 S9 E4 \$ W4 S7 \$ N16 E4 N7 \$ PTR=E25 BAL=[YR=2001] E9 S7 FUS=[YR=2001] S3 E7 N9E8 S8 E8 S12 E3 S7 W6 S41 W4 S4 W5 N4 W4 N30 W16 N32 E9\$ W9N7\$ W25\$.												