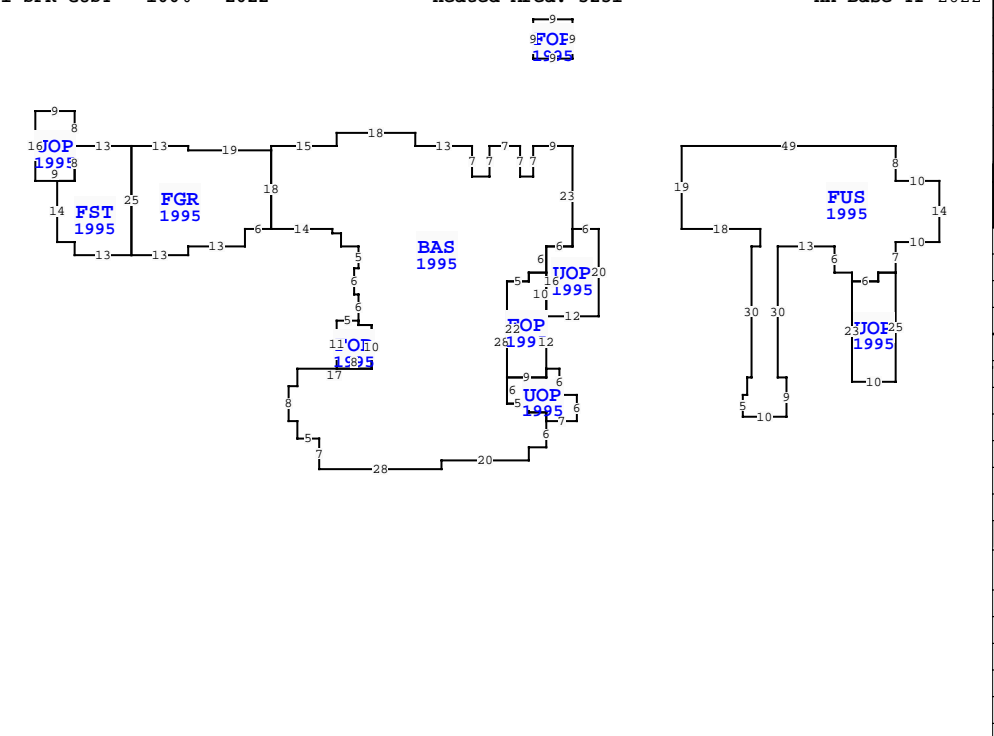


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	08	DECORATIVE 20
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2.100
Units	0	100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0500	11	6,092	135.0074	213.31	1,299,485	1995	2000	0	0	0	12.00	88.00		

NASSAU COUNTY PROPERTY			PAGE 1 of 1	5
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 5			Tax Dist:	
BUILDING MARKET VALUE			1,143,547	
TOTAL MARKET OB/XF VALUE			20,709	
TOTAL LAND VALUE - MARKET			850,000	
TOTAL MARKET VALUE			2,014,256	
SOH/AGL Deduction			519,300	
ASSESSED VALUE			1,494,956	
TOTAL EXEMPTION VALUE			50,722	
BASE TAXABLE VALUE			1,444,234	
TOTAL JUST VALUE			2,014,256	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			1,864,251	



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	3,674	100
FGR	719	55
FOP	81	30
FOP	85	30
FOP	206	30
FST	381	55
FUS	1,557	100
UOP	122	20
UOP	144	20
UOP	216	20
TOTALS	7,423	

** This building has 11 Sub-Areas
40 MARSH CREEK RD, FERNANDINA BEACH

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

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1217632	H/AC	0	10/01/2012
B9401232	NEW CONSTR	235,195	08/01/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2384/1587	8/14/2020	WD	Q	I	01	1,475,000

GRANTOR: MATHER HAL
GRANTEE: HASSELBERG MICHAEL
0667/0308 9/22/1992 WD Q V 167,500
GRANTOR: DOUGALL JAMES JR & J
GRANTEE: MATHER HAL & JEAN

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	2.00	UT	2,000.00	2,000.00	100	1995	1995	3	76	3,040	
2	0812	CONCRETE C	0	100	0	0	2,433.00	SF	4.00	4.00	100	1995	1995	3	68	6,618	
3	0810	CONCRETE A	0	100	0	0	94.00	SF	6.50	6.50	100	1995	1995	3	68	415	
4	1242	WD DECK A	0	100	0	0	38.00	SF	10.00	10.00	100	1995	1995	3	20	76	
5	1126	CB/STC 8"	0	100	0	0	80.00	SF	8.00	8.00	100	1995	1995	3	68	435	
6	0810	CONCRETE A	0	100	0	0	49.00	SF	6.50	6.50	100	1995	1995	3	68	217	
7	0300	BOAT DCK W	0	100	278	4	1,112.00	SF	40.00	40.00	100	1995	1995	3	20	8,896	
8	0311	WD GANG WY	0	100	0	0	20.00	SF	45.00	45.00	100	1995	1995	3	20	180	
9	0303	FLT DOCK W	0	100	20	8	160.00	SF	26.00	26.00	100	1995	1995	3	20	832	

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=1995] W9 S7 W3 N7 W7 S7 W4 N7 W13 N3 W18 S3 W15 S1													
FGR=[YR=1995] W19 N1 W13 FST=[YR=1995] W13 UOP=[YR=1995] N8													
W9 S16 E9 N8 \$ S8 W4 S14 E4 S3 E13 N25 \$ S25 E13 N2 E13 N4 E6													
N18 \$ S18 E14 S1 E2 S3 E4 S5 W1 S6 E1 S6 FOP=[YR=1995] W5 S11													
E8 N10 W3 N1 \$ S1 E3 S10 W17 S4 W2 S8 E2 S4 E5 S7 E28 N2 E20													
N3 E4 N6 UOP=[YR=1995] E7 N6 W4 N6 W3 FOP=[YR=1995] N12													
UOP=[YR=1995] E12 N20 W6 S4 W6 S16 \$ N10 W4 S2 W5 S22 E9 N2 \$													
S2 W9 S6 E5 S2 E4 S2 \$ N2 W4 N2 W5 N28 E5 N2 E4 N6 E6 N23 \$													
PTR= E25 FUS=[YR=1995] E49 S8 E10 S14 W10 S7 UOP=[YR=1995]													
S25 W10 N23 E6 N2 E4 \$ W4 S2 W6 N2 W4 N6 W13 S30 E2 S9 W10 N5													
E1 N4 E1 N30 E2 N4 W18 N19 \$ W25 \$ PTR= N20 FOP=[YR=1995] N9													
W9 S9 E9 \$ S20 \$.													

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	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							