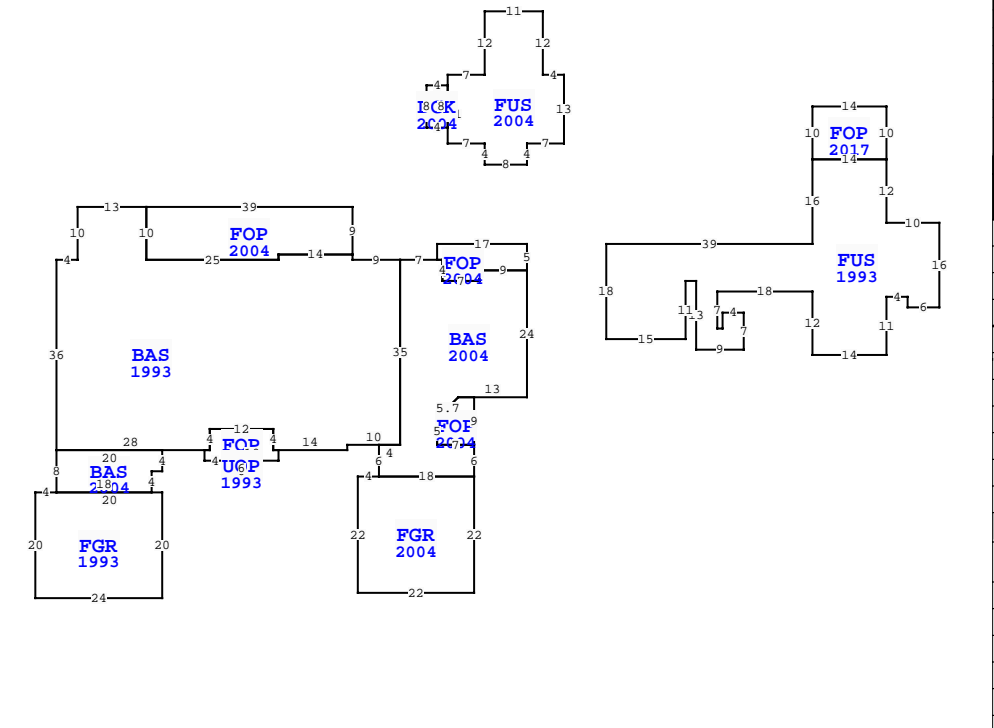


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	12 CEDAR 60
Exterior Wall	14 WD SHINGLE 40
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 80
Interior Wall	08 DECORATIVE 20
Interior Floor	12 HARDWOOD 60
Interior Floor	14 CARPET 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	4 100
Frame	02 WOOD FRAME 100
Stories	2. 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
0500	11	5,771	150.2919	237.46	1,370,382	1982	2003	0	0	10.50	89.50

NASSAU COUNTY PROPERTY		PAGE 1 of 2	5
VALUATION SUMMARY			
VALUATION BY	Tax Group: 5	Tax Dist:	STANDARD
BUILDING MARKET VALUE			1,226,492
TOTAL MARKET OB/XF VALUE			30,637
TOTAL LAND VALUE - MARKET			850,000
TOTAL MARKET VALUE			2,107,129
SOH/AGL Deduction			598,043
ASSESSED VALUE			1,509,086
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			1,458,364
TOTAL JUST VALUE			2,107,129
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,951,933



** This building has 14 Sub-Areas
42 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
B1705081	FOPC	0	06/08/2017
B1217645	H/AC	0	10/01/2012
R21419	NEW CONSTR	2,475	11/01/2008
RO24285	REPAIR/RRF	22,000	07/01/2002
B950390	REPAIR/RRF	3,800	09/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1983/1889	6/01/2015	WD	Q	I	01	1,850,000
GRANTOR: MILLER DAVID F JR & K						
GRANTEE: WILSTERMAN JOHN D &						
0979/0579	4/04/2001	WD	Q	I		825,000
GRANTOR: PAUL JOHN R TRUSTEE O						
GRANTEE: MILLER DAVID F JR &						

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	2,426	100	1993	2,426	515,590
BAS	152	100	2004	152	32,304
BAS	757	100	2004	757	160,883
DCK	32	10	2004	3	637
FGR	480	55	1993	264	56,107
FGR	484	55	2004	266	56,532
FOP	76	30	1993	23	4,888
FOP	55	30	2004	16	3,400
FOP	97	30	2004	29	6,163
FOP	376	30	2004	113	24,016
TOTALS	6,765			5,771	1,226,492

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	0300	BOAT DCK W	0	100	110	4	440.00	SF	40.00	40.00	100	1986	1986	3	20	3,520	
2	0311	WD GANG WY	0	100	0	0	19.00	SF	45.00	45.00	100	1986	1986	3	20	171	
3	0303	FLT DOCK W	0	100	20	8	160.00	SF	26.00	26.00	100	1986	1986	3	20	832	
4	1242	WD DECK A	0	100	0	0	196.00	SF	10.00	10.00	100	1982	1982	3	20	392	
5	0444	BOX FNC 4'	0	100	0	0	17.00	LF	6.50	6.50	100	1982	1982	3	20	22	
6	0877	JACUZZI	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2003	2003	3	20	600	
7	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2004	2004	3	87	1,740	
8	0855	CONC PAVER	0	100	0	0	2,631.00	SF	10.00	10.00	100	2004	2004	3	83	21,837	
9	0855	CONC PAVER	0	100	20	2	40.00	SF	10.00	10.00	100	2004	2004	3	83	332	
10	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2004	2004	3	61	183	

BUILDING NOTES	
BLD DATE	
XF DATE	
INC DATE	

BUILDING DIMENSIONS	
FOP=[YR=2004] W17 S3 BAS=[YR=2004] W7 BAS=[YR=1993] W9 N1	
FOP=[YR=2004] N9 W39 S10 E25 N1 E14 \$ W14 S1 W25 N10 W13 S10	
W4 S36 BAS=[YR=2004] S8 FGR=[YR=1993] W4 S20 E24 N20 W20 \$	
E18 N4 E2 N4 W20 \$ E28 FOP=[YR=1993] S2 E4 UOP=[YR=1993] S2	
E6 N2 W6 \$ E10 N2 W1 N4 W12 S4 W1 \$ E1 N4 E12 S4 E14 N1 E10	
N35 \$ S35 W4 S6 FGR=[YR=2004] W4 S22 E22 N22 W18 \$ E18 N6	
FOP=[YR=2004] N9 W3 L4 D4 S5 E7\$ W7 N5 U4 R4 E13 N24 W9	
S2 W7 N4 W1 \$ E1S4 E7 N2 E9 N5 \$ PTR= E15 FUS=[YR=1993] E39	
N16 FOP=[YR=2017] N10 E14 S10 W14 \$ E14 S12 E10 S16 W6 N2 W4	
S11 W14 N12 W18 S7 E1 N3 E4 S7 W9 N13 W2 S11 W15 N18 \$ W15 \$	
PTR= N15 FUS=[YR=2004] N4 E7 N13 W4 N12 W11 S12 W7 S2	
DCK=[YR=2004] W4 S8 E4 N8 \$ S11 E7 S4 E8 \$ S15 \$.	

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							

