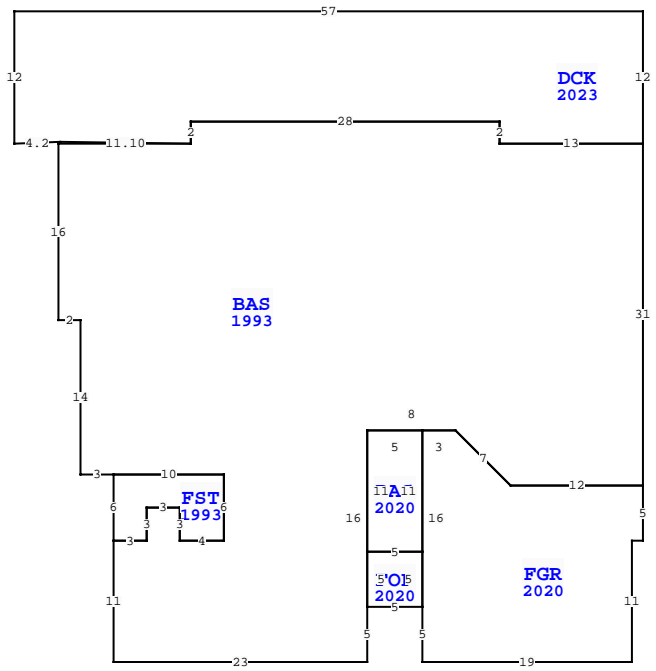


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	90
Exterior Wall	10	ABOVE AVG	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	70
Interior Floor	11	CLAY TILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3.5	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
BUD8 Adjustme	05	DIST 1A	100
Occupancy	00	NONE	100
Quality	02	Quality Level	02
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	10
NEIGHBORHOOD/LOC	10001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,931	100	1993
BAS	55	100	2020
DCK	627	10	2023
FGR	337	55	2020
FOP	25	30	2020
FST	51	55	1993
TOTALS	3,026		

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%	- 2024		Heated Area: 1986					HX Base Yr 2024	



NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		480,322	
TOTAL MARKET OB/XF VALUE		13,767	
TOTAL LAND VALUE - MARKET		560,000	
TOTAL MARKET VALUE		1,054,089	
SOH/AGL Deduction		32,900	
ASSESSED VALUE		1,021,189	
TOTAL EXEMPTION VALUE		HX HB WX 55,722	
BASE TAXABLE VALUE		965,467	
TOTAL JUST VALUE		1,054,089	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		992,409	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19012358	GARAGEADD	14,634	12/03/2019
8573	REPAIR/RRF	5,263	12/16/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2617/1061	1/31/2023	WD	Q	I	01	1,200,000

GRANTOR: WAY CHARLISE & GRANTEE: MYATT ALISSA LIVING						
1909/1104	3/28/2014	WD	Q	I	02	295,000

BUILDING NOTES	
BAS=[YR=1993;ORIG=-53,3] S16 E2 S14 E3 E10 S6 W4 N3 W3 S3 W3 S11 E23 N5 N16 E8 D5R5 E12 N31 W13 N2 W28 S2 W12 \$ DCK=[YR=2023;ORIG=0,-9] W57 S12 U0.2R4.2 D0.2R11.10 N2 E28 S2 E13 N12 \$ FGR=[YR=2020;ORIG=-20,45] S5 E19 N11 E1 N5 W12 U5L5 W3 S16 \$ BAS=[YR=2020;ORIG=-20,29] W5 S11 E5 N11 \$ FST=[YR=1993;ORIG=-48,33] S6 E3 N3 E3 S3 E4 N6 W10 \$ FOP=[YR=2020;ORIG=-25,45] E5 N5 W5 S5 \$	

EXTRA FEATURES															49 MARSH CREEK RD, FERNANDINA BEACH	
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	0855	CONC PAVER	0	100	0	1,315.00	SF	10.00	10.00	100	2020	2020	3	98	12,887	

LAND DESCRIPTION		TOTAL OB/XF 13,767																						
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	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	0.80	700,000.00	560,000.00	560,000							