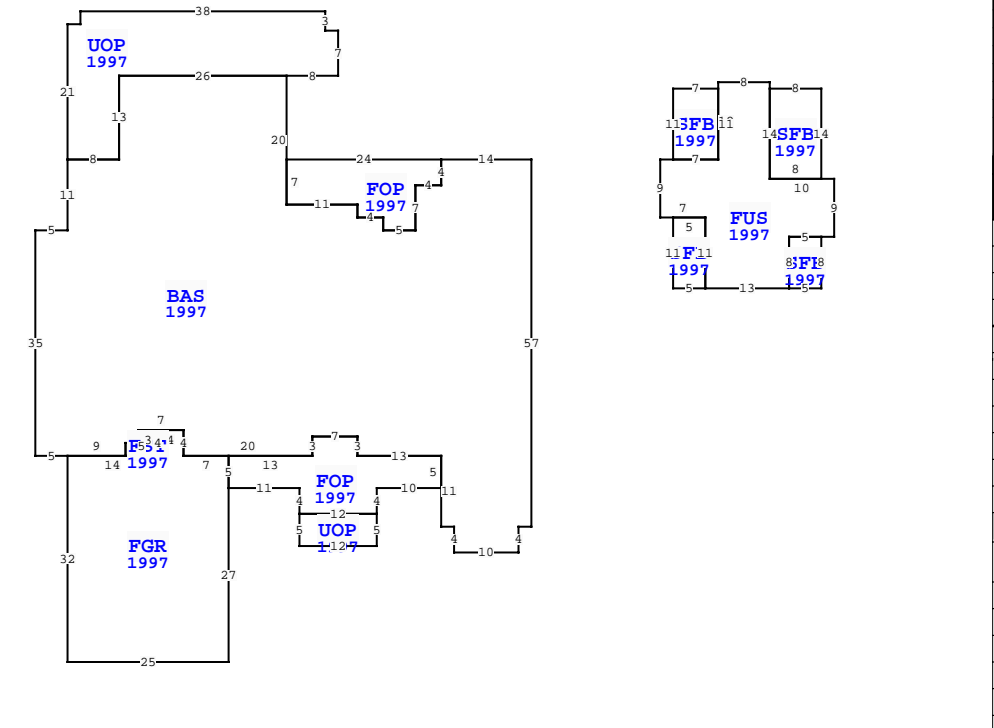


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	12 HARDWOOD 50
Interior Floo	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
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	5,181	145.8600	230.46	1,194,013	1997	1997	0	0	13.50	86.50



NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		1,032,821	
TOTAL MARKET OB/XF VALUE		14,920	
TOTAL LAND VALUE - MARKET		700,000	
TOTAL MARKET VALUE		1,747,741	
SOH/AGL Deduction		933,732	
ASSESSED VALUE		814,009	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		763,287	
TOTAL JUST VALUE		1,747,741	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,651,307	

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
BAS	3,782	100	1997	3,782	753,934
FGR	816	55	1997	449	89,508
FOP	184	30	1997	55	10,964
FOP	234	30	1997	70	13,954
FST	16	55	1997	9	1,794
FUS	473	100	1997	473	94,292
SFB	40	80	1997	32	6,379
SFB	55	80	1997	44	8,771
SFB	77	80	1997	62	12,360
SFB	112	80	1997	90	17,941
TOTALS	6,363			5,181	1,032,821

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

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1473/0703	1/22/2007	TD	Q	I	01	100
GRANTOR: MALONE FRANK M JR TRU						
GRANTEE: MALONE FRANK M JR T						
1238/0823	6/16/2004	DG	U	I	07	100
GRANTOR: MALONE MARY E						
GRANTEE: MALONE FRANK M JR &						

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	1997	1997	3	79	1,580	
2	0812	CONCRETE C	0	100	0	2,893.00	SF	4.00	4.00	100	1997	1997	3	72	8,332	
3	0830	FLAGSTONE	0	100	0	228.00	SF	12.00	12.00	100	1997	1997	3	72	1,970	
4	0825	BRICK	0	100	0	188.00	SF	12.50	12.50	100	1997	1997	3	91	2,139	
5	1126	CB/STC 8"	0	100	0	156.00	SF	8.00	8.00	100	1997	1997	3	72	899	

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

BUILDING NOTES	
<p>BUILDING DIMENSIONS</p> <p>BAS=[YR=1997] W14 FOP=[YR=1997] W24 S7 E11 S2 E4 S2 E5 N7 E4 N4 \$ S4 W4 S7 W5 N2 W4 N2 W11 N20UOP=[YR=1997] E8 N7 W2 N3 W38 S2 W2 S21 E8 N13 E26 \$ W26 S13 W8 S11 W5 S35 E5 FGR=[YR=1997] S32 E25 N27 FOP=[YR=1997] E11 S4 UOP=[YR=1997] S5 E12 N5 W12 \$ E12 N4 E10 N5 W13 N3 W7 S3 W13 S5 \$ N5 W7 N4 W4 FST=[YR=1997] W3 S2 W2 S2 E5 N4 \$ S4 W14 \$ E9 N2 E2 N2 E7 S4 E20 N3 E7 S3 E13 S11 E2 S4 E10 N4 E2 N57 \$ PTR= E20 FUS=[YR=1997] E2 SFB=[YR=1997] N11 E7 S11 W7 \$ E7 N12 E8 S1 SFB=[YR=1997] E8 S14 W8 N14 \$ S14 E10 S9 W2 SFB=[YR=1997] W5 S8 E5 N8 \$ W5 S8 W13 SFB=[YR=1997] W5 N11 E5 S11 \$ N11 W7 N9 \$ W20 \$.</p>	

LAND DESCRIPTION		TOTAL OB/XF															14,920							
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	1.00	700,000.00	700,000.00	700,000							