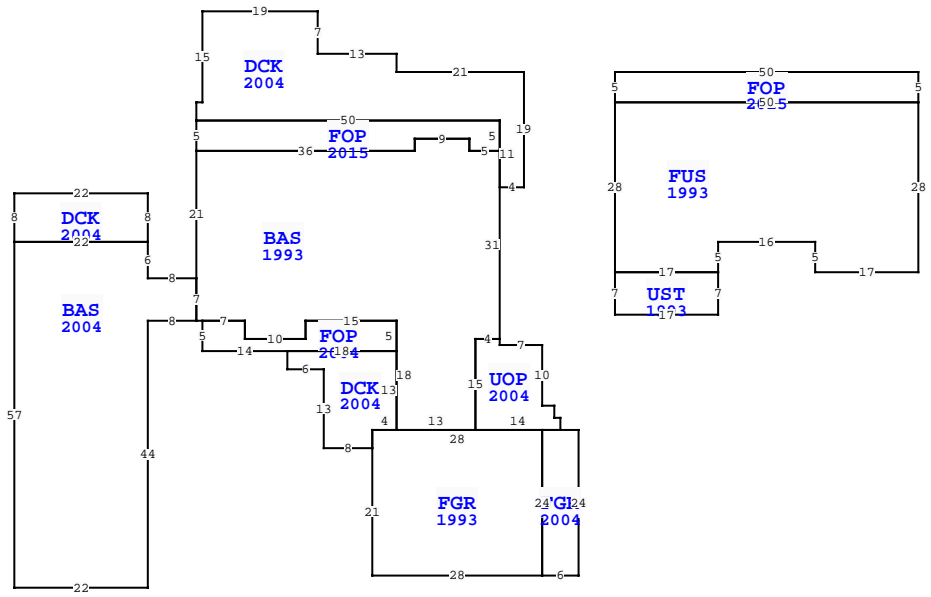


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	12	HARDWOOD	80
Interior Floo	14	CARPET	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms	4	100	
Bathrooms	3.5	100	
Frame	02	WOOD FRAME	100
Stories	2.	2. 100	
Units	0	100	
BUD8 Adjustme	05	DIST 1A	100
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
BAS	1,694	100	1993
BAS	1,310	100	2004
DCK	176	10	2004
DCK	198	10	2004
DCK	700	10	2004
FGR	672	55	1993
FGR	144	55	2004
FOP	130	30	2004
FOP	232	30	2015
FOP	250	30	2015
TOTALS	7,113		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	12	5,153	190.1900	300.50	1,548,476	1976	2010	0	0	0	7.00	93.00
1 SFR CUST - 0% - 0 Heated Area: 4324 HX Base Yr												



** This building has 13 Sub-Areas
74 MARSH CREEK RD, FERNANDINA BEACH

BLD DATE	LGL DATE
XF DATE	LAND DATE
INC DATE	AG DATE

NASSAU COUNTY PROPERTY		PAGE 1 of 2	5
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 5	Tax Dist:		
BUILDING MARKET VALUE	1,440,083		
TOTAL MARKET OB/XF VALUE	51,493		
TOTAL LAND VALUE - MARKET	850,000		
TOTAL MARKET VALUE	2,341,576		
SOH/AGL Deduction	571,947		
ASSESSED VALUE	1,769,629		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	1,769,629		
TOTAL JUST VALUE	2,341,576		
NCN VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	1,701,457		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530315	REMODEL	150,000	04/01/2015
GL201762	RINNAI	505	07/01/2012
B23350	REMODEL	15,500	03/01/2010
B20159	OTHER	20,000	07/01/2007
M037542	H/AC	17,914	10/01/2003
P037162	REMODEL	0	10/01/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2763/1473	1/24/2025	WD	Q	I	01	2,900,000

GRANTOR: BERNER SUE ANN REVOCA
GRANTEE: ELBONNE DEAN & JACQ
1590/1304 10/24/2008 TD Q I 01 100
GRANTOR: BERNER DANIEL R & SUE
GRANTEE: BERNER DANIEL R & S

BUILDING NOTES	

BUILDING DIMENSIONS	
DCK=[YR=2004] W21 N3 W13 N7 W19 S15 W1 S3 FOP=[YR=2015] S5 BAS=[YR=1993] S21 BAS=[YR=2004] W8 N6 DCK=[YR=2004] N8 W22 S8 E22 \$ W22 S57 E22 N44 E8 N7 \$ S7 E1 FOP=[YR=2004] S5 E14 DCK=[YR=2004] S3 E6 S13 E8 FGR=[YR=1993] S21 E28 FGR=[YR=2004] E6 N24 W3 UOP=[YR=2004] N2 W1 N2 W2 N10 W7 N1 W4 S15 E14 \$ W3 S24 \$ N24 W28 S3 \$ N3 E4 N13 W18 \$ E18 N5 W15 S3 W10 N3 W7 \$ E7 S3 E10 N3 E15 S18 E13 N15 E4 N31 W5 N2 W9 S2 W36 \$ E36 N2 E9 S2 E5 N5 W50 \$ E50 S11 E4 N19 \$ PTR= E15 FOP=[YR=2015] E50 S5 FUS=[YR=1993] S28 W17 N5 W16 S5 UST=[YR=1993] S7 W17 N7 E17 \$ W17 N28 E50 \$ W50 N5 \$ W15 \$.	

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	0	0	0	1.00	UT	2,000.00	2,000.00	100	1980	1980	3	44	880	
2	0300	BOAT DCK W	0	0	0	0	1,190.00	SF	40.00	40.00	100	2005	2005	3	36	17,136	
3	0310	AL GANG WY	0	0	0	0	20.00	LF	115.00	115.00	100	2005	2005	3	22	506	
4	0303	FLT DOCK W	0	0	0	0	272.00	SF	26.00	26.00	100	2005	2005	3	36	2,546	
5	0812	CONCRETE C	0	0	0	0	4,787.00	SF	4.00	4.00	100	2004	2004	3	83	15,893	
6	0810	CONCRETE A	0	0	52	3	156.00	SF	6.50	6.50	100	2004	2004	3	83	842	
7	0855	CONC PAVER	0	0	0	0	613.00	SF	10.00	10.00	100	2004	2004	3	83	5,088	
8	0855	CONC PAVER	0	0	0	0	352.00	SF	10.00	10.00	100	2004	2004	3	83	2,922	
9	1075	TRELLIS G	0	0	9	9	81.00	SF	35.00	35.00	100	2003	2003	3	30	851	
10	1126	CB/STC 8"	0	0	0	0	152.00	SF	8.00	8.00	100	2004	2004	3	83	1,009	

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	DPH 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	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	850,000.00	850,000.00	850,000								

LOT 196
MARSH CREEK UNIT 4
PB 4/39

ELBONNE DEAN & JACQUELIN
3 HALSEY FARM RD
LEBANON, NJ 08833

2025

01-6N-29-1340-0196-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																				VALUATION BY Tax Group: 5 Tax Dist: STANDARD BUILDING MARKET VALUE 1,440,083 TOTAL MARKET OB/XF VALUE 51,493 TOTAL LAND VALUE - MARKET 850,000 TOTAL MARKET VALUE 2,341,576 SOH/AGL Deduction 571,947 ASSESSED VALUE 1,769,629 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 1,769,629 TOTAL JUST VALUE 2,341,576 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 1,701,457											
																				PERMIT NUM DESCRIPTION AMT ISSUED R035315 REPAIR/RRF 4,000 07/01/2003											
																				SALES DATA OFF RECORD DATE TYPE Q V RSN SALE Number INST U I CD PRICE 2763/1473 1/24/2025 WD Q I 01 2,900,000 GRANTOR: BERNER SUE ANN REVOCA GRANTEE: ELBONNE DEAN & JACQ 1590/1304 10/24/2008 TD Q I 01 100 GRANTOR: BERNER DANIEL R & SUE GRANTEE: BERNER DANIEL R & S											
TOTALS										BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE																					
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														
11	0446	BOX FNC 6'	0	0	0	0	20.00	LF	20.00	20.00	100	2004	2004	3	21	84															
12	0446	BOX FNC 6'	0	0	0	0	17.00	LF	20.00	20.00	100	2004	2004	3	21	71															
13	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2004	2004	3	87	1,740															
14	0322	BOAT LFT L	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2009	2009	3	35	525															
15	0317	DCK PLNG W	0	0	0	0	4.00	UT	1,000.00	1,000.00	100	2009	2009	3	35	1,400															
										TOTAL OB/XF 3,820																					
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							
REVIEW DATE 04/27/2020 BY DJA Total Acres: 0.00 Total Land Value: 850,000 Market: 0 Agricultural: 0 Common: 850,000 PRINTED 07/30/2025 BY SYS																															