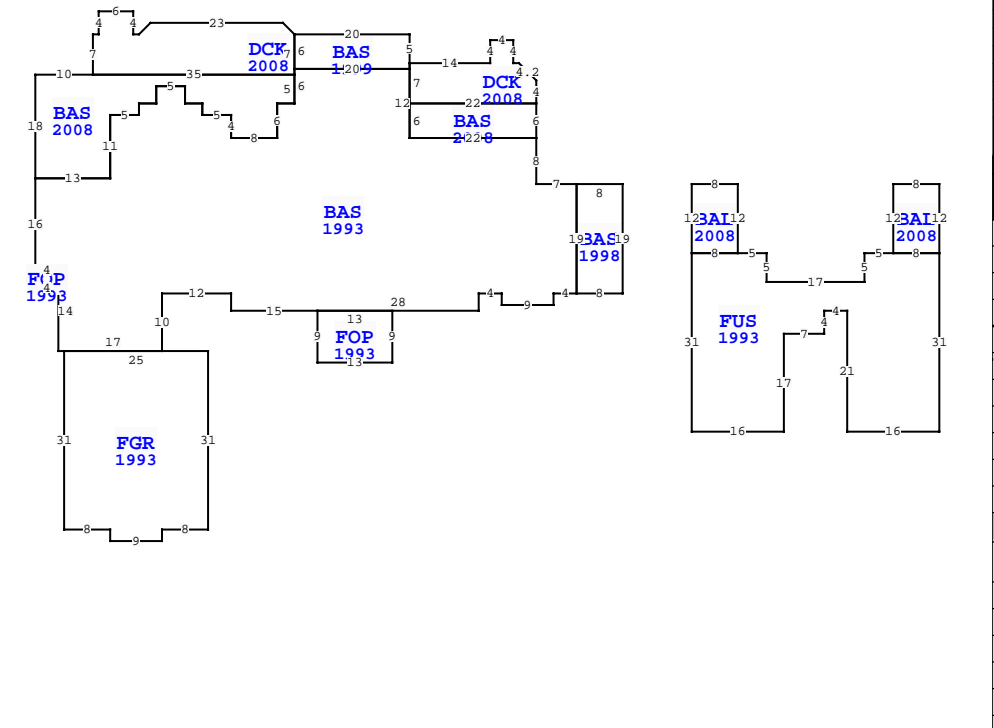


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	
1	SFR CUST	- 100%	- 2003									
Heated Area: 4977						HX Base Yr 2003						



Quality	05	Quality Level 05			
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
BAL	96	15	2008	14	2,679
BAL	96	15	2008	14	2,679
BAS	3,081	100	1993	3,081	589,576
BAS	152	100	1998	152	29,087
BAS	120	100	1999	120	22,963
BAS	132	100	2008	132	25,259
BAS	447	100	2008	447	85,537
DCK	166	10	2008	17	3,253
DCK	319	10	2008	32	6,123
FGR	793	55	1993	436	83,432
TOTALS	6,576			5,529	1,058,022

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

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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 5	Tax Dist:		
BUILDING MARKET VALUE	1,058,022		
TOTAL MARKET OB/XF VALUE	50,826		
TOTAL LAND VALUE - MARKET	850,000		
TOTAL MARKET VALUE	1,958,848		
SOH/AGL Deduction	556,717		
ASSESSED VALUE	1,402,131		
TOTAL EXEMPTION VALUE	HX HB WX 55,722		
BASE TAXABLE VALUE	1,346,409		
TOTAL JUST VALUE	1,958,848		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	1,811,768		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21302	ADDITION	125,000	04/01/2008
R11183	REPAIR/RRF	1,400	04/01/2008
B9906272	ADDITION	50,000	07/01/1999
B9805260	ADDITION	20,000	08/01/1998
6163	NEW CONSTR	138,840	12/12/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2573/0712	6/24/2022	FJ	U	I	11	0
GRANTOR: MCGINLEY EDGAR V EST						
GRANTEE: MCGINLEY BARBARA C						
1158/1605	8/01/2003	WD	Q	I	01	100
GRANTOR: MCGINLEY EDGAR V & BA						
GRANTEE: MCGINLEY EDGAR V						

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	1.00	UT	2,000.00	2,000.00	100	1990	1990	3	66	1,320	
2	0858	SCULP CONC	0	100	0	0	3,615.00	SF	13.00	13.00	100	1990	1990	3	85	39,946	
3	0810	CONCRETE A	0	100	0	0	164.00	SF	6.50	6.50	100	1990	1990	3	57	608	
4	1242	WD DECK A	0	100	0	0	154.00	SF	10.00	10.00	100	1990	1990	3	20	308	
5	0820	WOOD WALK	0	100	27	4	108.00	SF	11.75	11.75	100	1990	1990	3	40	508	
6	1125	CB/STC 6"	0	100	0	0	301.00	SF	7.35	7.35	100	1990	1990	3	57	1,261	
7	0830	FLAGSTONE	0	100	0	0	930.00	SF	8.40	8.40	100	2008	2008	3	88	6,875	

BUILDING NOTES												
BAS=[YR=1993] W7 N8 BAS=[YR=2008] N6 DCK=[YR=2008] N4 U3 L3 W1 N4 W4 S4 W14 BAS=[YR=1999] N5 W20 DCK=[YR=2008] U2 L2 W23 L2 D2 W1 N4 W6 S4 W1 S7 BAS=[YR=2008] W10 S18 E13 N11 E5 N2 E3 N3 E5 S3 S2 E5 S4 E8 N6 E3 N5 W35\$ E35 N7\$ S6 E20 N1\$ S7 E22\$ W22 S6 E22\$ W22 N12 W20 S6 W3 S6 W8 N4 W5 N2 W3 N3 W5 S3 W3 S2 W5 S11 W13 S16 FOP=[YR=1993] S3 E4 N3 W4\$ E4 S14 E1 FGR=[YR=1993] S31 E8 S2 E9 N2 E8 N31 W25\$ E17 N10 E12 S3 E15 FOP=[YR=1993] S9 E13 N9 W13\$ E28 N3 E4 S2 E9 N2 E4 BAS=[YR=1998] E8 N19 W8 S19\$ N19\$ PTR=E20 BAL=[YR=2008] E8 S12 FUS=[YR=1993] E5 S5 E17 N5 E5 BAL=[YR=2008] N12 E8 S12 W8\$ E8 S31 W16 N21 W4 S4 W7 S17 W16 N31 E8\$ W8 N12\$ W20 \$ .												

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	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	850,000.00	850,000.00	850,000								