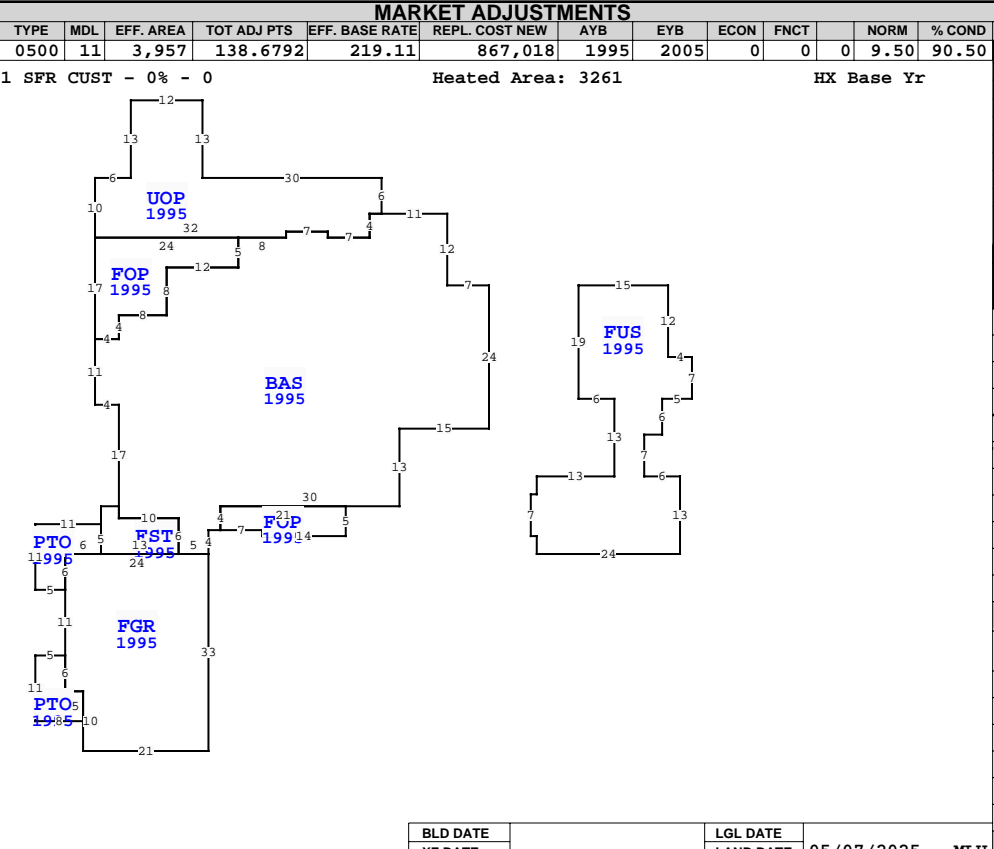




| ELEMENT | | CD | CONSTRUCTION | | |
|------------------|------------------|------------------|--------------|--------------|----------------------|
| Exterior Wall | 16 | WD FR STUC | 70 | | |
| Exterior Wall | 14 | WD SHINGLE | 30 | | |
| Roof Structure | 08 | IRREGULAR | 100 | | |
| Roof Cover | 03 | COMP SHNGL | 100 | | |
| Interior Wall | 05 | DRYWALL | 90 | | |
| Interior Wall | 08 | DECORATIVE | 10 | | |
| Interior Floor | 12 | HARDWOOD | 50 | | |
| Interior Floor | 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 | | |
| 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 |
| BAS | 2,546 | 100 | 1995 | 2,546 | 504,858 |
| FGR | 762 | 55 | 1995 | 419 | 83,085 |
| FOP | 98 | 30 | 1995 | 29 | 5,750 |
| FOP | 232 | 30 | 1995 | 70 | 13,881 |
| FST | 84 | 55 | 1995 | 46 | 9,121 |
| FUS | 715 | 100 | 1995 | 715 | 141,781 |
| PTO | 70 | 5 | 1995 | 4 | 793 |
| PTO | 85 | 5 | 1995 | 4 | 793 |
| UOP | 621 | 20 | 1995 | 124 | 24,589 |
| TOTALS | 5,213 | | | 3,957 | 784,651 |



82 MARSH CREEK RD, FERNANDINA BEACH

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

| 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 | 1995 | 1995 | 3 | 76 | 1,520 | |
| 2 | 0812 | CONCRETE C | 0 | 0 | 0 | 0 | 3,264.00 | SF | 4.00 | 4.00 | 100 | 1995 | 1995 | 3 | 68 | 8,878 | |
| 3 | 0825 | BRICK | 0 | 0 | 0 | 0 | 116.00 | SF | 12.50 | 12.50 | 100 | 1995 | 1995 | 3 | 90 | 1,305 | |
| 4 | 1126 | CB/STC 8" | 0 | 0 | 0 | 0 | 34.00 | SF | 8.00 | 8.00 | 100 | 1995 | 1995 | 3 | 68 | 185 | |
| 5 | 0810 | CONCRETE A | 0 | 0 | 9 | 7 | 63.00 | SF | 6.50 | 6.50 | 100 | 1995 | 1995 | 3 | 68 | 278 | |
| 6 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 72.00 | SF | 6.50 | 6.50 | 100 | 1995 | 1995 | 3 | 68 | 318 | |

TOTAL OB/XF 12,484

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | % 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 | 0 | | RSF-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 0.80 | 700,000.00 | 560,000.00 | 560,000 | | | | | | | |

| VALUATION BY | | STANDARD |
|---------------------------|-----------|-----------|
| Tax Group: 5 | Tax Dist: | |
| BUILDING MARKET VALUE | | 784,651 |
| TOTAL MARKET OB/XF VALUE | | 12,484 |
| TOTAL LAND VALUE - MARKET | | 560,000 |
| TOTAL MARKET VALUE | | 1,357,135 |
| SOH/AGL Deduction | | 237,554 |
| ASSESSED VALUE | | 1,119,581 |
| TOTAL EXEMPTION VALUE | | 0 |
| BASE TAXABLE VALUE | | 1,119,581 |
| TOTAL JUST VALUE | | 1,357,135 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 1,281,857 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|---------|------------|
| R1413828 | REPAIR/RRF | 12,000 | 03/01/2014 |
| B9400938 | NEW CONSTR | 392,875 | 05/01/1994 |

| SALES DATA | | | | | | |
|--------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2219/1101 | 8/23/2018 | WD Q | Q | I | 01 | 1,000,000 |
| GRANTOR: SPAETH ROBERT W & LIN | | | | | | |
| GRANTEE: HENDRICKSON STEPHEN | | | | | | |
| 0817/1743 | 12/24/1997 | WD Q | Q | I | | 560,000 |
| GRANTOR: UPCHURCH PHILLIP R | | | | | | |
| GRANTEE: SPAETH ROBERT & LIN | | | | | | |

| BUILDING NOTES | |
|----------------|--|
| | |

| BUILDING DIMENSIONS | |
|--|--|
| BAS=[YR=1995] W7 N12 W11 UOP=[YR=1995] N6 W30 N13 W12 S13 W6 S10 FOP=[YR=1995] S17 E4 N4 E8 N8 E12 N5 W24 \$ E32 N1 E7 S1 E7 N4 E2 \$ W2 S4 W7 N1 W7 S1 W8 S5 W12 S8 W8 S4 W4 S11 E4 S17 FST=[YR=1995] W3 S3 PTO=[YR=1995] W11 S11 E5 FGR=[YR=1995] S11 PTO=[YR=1995] W5 S11 E8 N5 W3 N6 \$ S6 E3 S10 E21 N33 W24 S6 \$ N6 E6 N5 \$ S5 E13 N6 W10 N2 \$ S2 E10 S6 E5 N4 E2 FOP=[YR=1995] E7 S1 E14 N5 W21 S4 \$ N4 E30 N13 E15 N24 \$ PTR=E15 FUS=[YR=1995] E15 S12 E4 S7 W5 S6 W3 S7 E6 S13 W24 N3 W1 N7 E1 N3 E13 N13 W6 N19 \$ W15 \$. | |