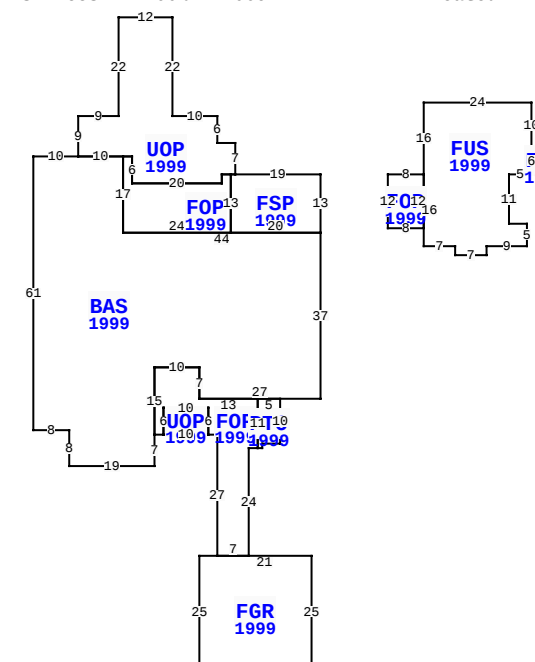


**BARRY CLAIRE M QUALIFIED PERSONAL RESIDENCE TRUST/
10 SEA MARSH ROAD
FERNANDINA BEACH, FL 32034**

01-6N-29-1900-0062-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	12	CEDAR 100								0500	01	4,551	110.0757	173.92	791,510	1999	1999	0	0	0	12.50	87.50	VALUATION BY STANDARD																
Roof Structure	08	IRREGULAR 100								1 SFR CUST - 100% - 2009										Heated Area: 3701										HX Base Yr 2009									
Roof Cover	03	COMP SHNGL 100																		BUILDING MARKET VALUE										692,571									
Interior Wall	05	DRYWALL 90																		TOTAL MARKET OB/XF VALUE										21,550									
Interior Wall	08	DECORATIVE 10																		TOTAL LAND VALUE - MARKET										850,000									
Interior Floo	12	HARDWOOD 70																		TOTAL MARKET VALUE										1,564,121									
Interior Floo	11	CLAY TILE 30																		SOH/AGL Deduction										494,404									
Air Condition	03	CENTRAL 100								ASSESSED VALUE										1,069,717																			
Heating Type	04	AIR DUCTED 100								TOTAL EXEMPTION VALUE										HX HB										50,722									
Bedrooms	3	100								BASE TAXABLE VALUE										1,018,995																			
Bathrooms	4.5	100								TOTAL JUST VALUE										1,564,121																			
Frame	02	WOOD FRAME 100								NCON VALUE										0																			
Stories	2.	100								INCOME VALUE																													
Units	0	100								PREVIOUS YEAR MKT VALUE										1,433,300																			
Occupancy	00	NONE 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	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	2,979	100	1999	2,979	453,345																																		
FGR	625	55	1999	344	52,350																																		
FOP	96	30	1999	29	4,414																																		
FOP	280	30	1999	84	12,783																																		
FOP	389	30	1999	117	17,805																																		
FSP	260	40	1999	104	15,827																																		
FST	36	55	1999	20	3,043																																		
FUS	722	100	1999	722	109,874																																		
PTO	51	5	1999	3	457																																		
UOP	60	20	1999	12	1,826																																		
TOTALS	6,185			4,551	692,571																																		
EXTRA FEATURES										10 SEA MARSH RD, FERNANDINA BEACH										05/07/2025 MLU																			
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	2.00	UT	2,000.00	2,000.00	100	1999	1999	3	81	3,240																							
2	0855	CONC PAVER	0	100	0	0	1,802.00	SF	7.00	7.00	100	2013	2013	3	93	11,731																							
3	0835	QUARY TILE	0	100	0	0	112.00	SF	10.00	10.00	100	1999	1999	3	75	840																							
4	1075	TRELLIS G	0	100	10	5	50.00	SF	35.00	35.00	100	1999	1999	3	26	455																							
5	1126	CB/STC 8"	0	100	0	0	554.00	SF	8.00	8.00	100	1999	1999	3	75	3,324																							
6	1126	CB/STC 8"	0	100	0	0	19.00	SF	8.00	8.00	100	1999	1999	3	75	114																							
7	0810	CONCRETE A	0	100	0	0	27.00	SF	6.50	6.50	100	1999	1999	3	75	132																							
8	0861	POOL GUNIT	0	100	0	0	96.00	SF	85.00	85.00	100	1999	1999	3	21	1,714																							
LAND DESCRIPTION										TOTAL OB/XF										21,550																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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																						