



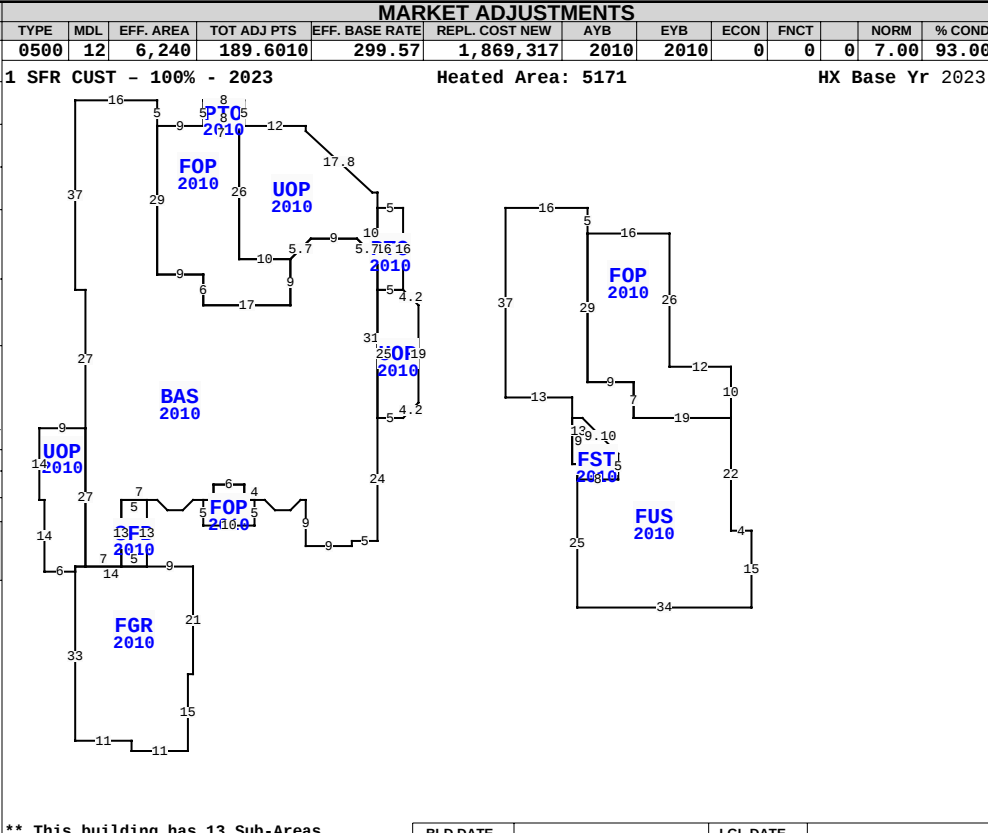
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 60
Exterior Wall	16	WD FR STUC 40
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	10
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NEIGHBORHOOD/LOC	10001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,273	100	2010	3,273	911,858
FGR	791	55	2010	435	121,191
FOP	68	30	2010	20	5,572
FOP	596	30	2010	179	49,869
FOP	633	30	2010	190	52,934
FST	81	55	2010	45	12,537
FUS	1,846	100	2010	1,846	514,296
PTO	40	5	2010	2	557
PTO	80	5	2010	4	1,114
SFB	65	80	2010	52	14,488
TOTALS	8,446			6,240	1,738,465



** This building has 13 Sub-Areas

11 MARSH HAWK RD, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/07/2025 MLU

EXTRA FEATURES										11 MARSH HAWK RD, FERNANDINA BEACH					XF DATE		LAND DATE		05/07/2023	MLU
										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	0855	CONC PAVER	0	100	0	0	2,769.00		SF	10.00	10.00	100	2010	2010	3	90	24,921			
2	0855	CONC PAVER	0	100	0	0	165.00		SF	10.00	10.00	100	2010	2010	3	90	1,485			
3	0300	BOAT DCK W	0	100	0	0	330.00		SF	40.00	40.00	100	2010	2010	3	56	7,392			
4	0920	CWALL-WD/M	0	100	0	0	88.00		LF	390.00	390.00	100	2010	2010	3	40	13,728			
5	0410	ELEVATOR	0	100	0	0	1.00		UT	10,000.00	10,000.00	100	2010	2010	3	100	10,000			
6	0855	CONC PAVER	0	100	5	7	35.00		SF	10.00	10.00	100	2010	2010	3	90	315			
7	0861	POOL GUNIT	0	100	0	0	120.00		SF	85.00	85.00	100	2010	2010	3	56	5,712			
9	1076	TRELLIS A	0	100	0	0	64.00		SF	7.50	7.50	100	2010	2010	3	56	269			
10	0463	FENCE GATE	0	100	0	0	2.00		UT	300.00	300.00	100	2010	2010	3	76	456			
11	0871	POOL HTR R	0	100	0	0	1.00		UT	2,000.00	2,000.00	100	2010	2010	3	40	800			

LAND DESCRIPTION															TOTAL OB/XF		65,078	
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TOTAL OB/XF														
65,078														

NASSAU COUNTY PROPERTY														
VALUATION SUMMARY														
VALUATION BY										STANDARD				
Tax Group: 5										Tax Dist:				
BUILDING MARKET VALUE										1,738,465				
TOTAL MARKET OB/XF VALUE										82,533				
TOTAL LAND VALUE - MARKET										850,000				
TOTAL MARKET VALUE										2,670,998				
SOH/AGL Deduction										103,116				
ASSESSED VALUE										2,567,882				
TOTAL EXEMPTION VALUE										50,722				
BASE TAXABLE VALUE										2,517,160				
TOTAL JUST VALUE										2,670,998				
NCON VALUE										7,930				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										2,487,806				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
240008043	REPLACE SCR N ENCL	44,000	07/09/2024
C22332	CO ISSUED	0	03/03/2010
B23205	XFOB	4,015	01/01/2010
M14735	MECH OTHER	0	08/01/2009
P13774	PLUMBING	0	05/01/2009
E21740	ELEC OTHER	2,500	04/01/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2598/0652	10/21/2022	WD	Q	I	01	2,995,000
GRANTOR: HARRIS G STEVEN REVOC						
GRANTEE: SEACLUSION TRUST, J						
2317/0122	10/14/2019	QC	U	I	11	100
GRANTOR: HARRIS G STEVEN & LAU						
GRANTEE: HARRIS G STEVEN REV						

BUILDING NOTES														
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BUILDING DIMENSIONS														
PTO=[YR=2010] W5 UOP=[YR=2010] N3W1 U12 L13 N1W12														
PTO=[YR=2010] N5W8S5 FOP=[YR=2010] W9 BAS=[YR=2010]														
N5W16S37E2S27 UOP=[YR=2010] W9S14E1S14E6 FGR=[YR=2010]														
S33E11S2E11N15E1N21W9 SFB=[YR=2010] N13W5S13E5\$ W14 S1\$														
N1E2N27\$ S27E7N13E7 D2 R2 E3 U2 R2 E2 FOP=[YR=2010]														
S5E10N5W2N3W6S3W2\$ E2 N3E6S3E4 D2 R2 E3 U2 R2 E1S9E9 N1E5N24														
UOP=[YR=2010] E5 U3 R3 N19 U3 L3 W5 S25\$ N31 U4 L4 W9 D4 L4														
S9 W17N6W9N29\$ S29E9S6E17N9W10N26 W7\$ E8\$ W1S26E10 U4 R4 E9														
D4 R4 N10\$ S16E5N16\$ PTR=E20 FUS=[YR=2010] E16 S5														
FOP=[YR=2010] E16S26 E12S10W19N7W9N29\$ S29E9S7E19														
S22E4S15W34N25 FST=[YR=2010] E8N5 U7 L7 W2S9E1S3\$														
N3W1N13W13N37\$ W20\$.														

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2										5
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																				
																					STANDARD																			
																					Tax Group: 5																			
																					Tax Dist:																			
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