

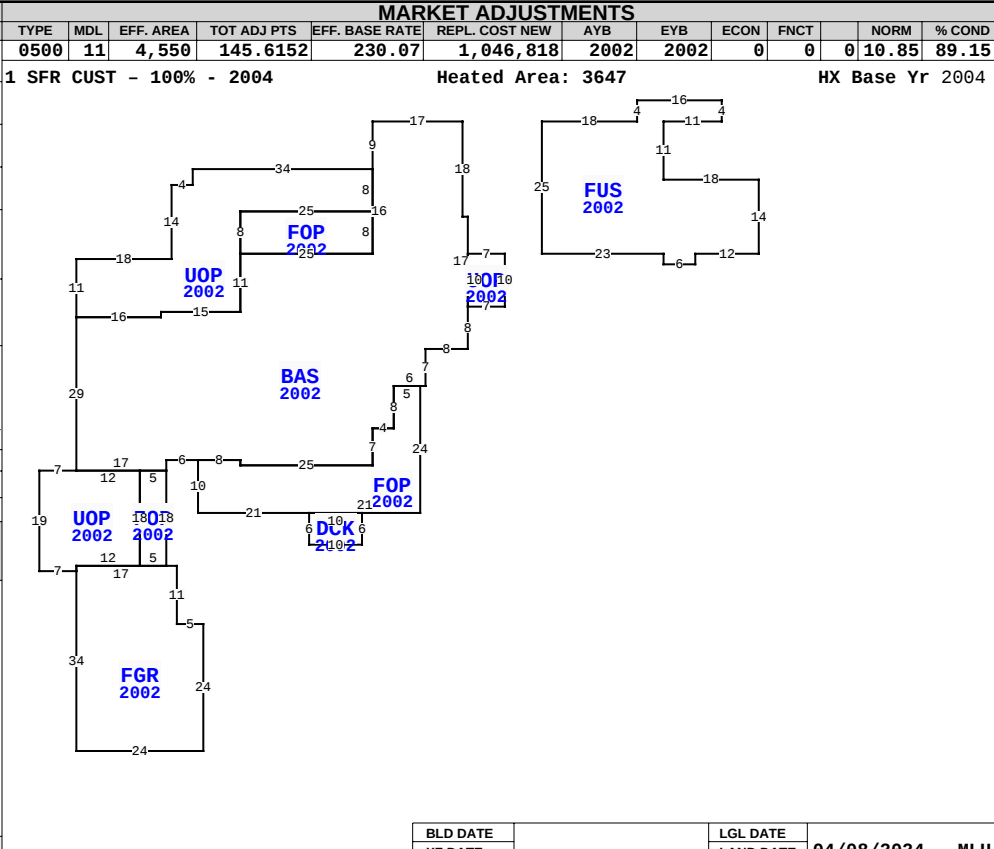


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	10	ABOVE AVG 30
Roof Structure	08	IRREGULAR 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		10

NEIGHBORHOOD/LOC 10007.00					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,744	100	2002	2,744	562,815
DCK	60	10	2002	6	1,230
FGR	785	55	2002	432	88,606
FOP	90	30	2002	27	5,538
FOP	200	30	2002	60	12,306
FOP	489	30	2002	147	30,151
FUS	903	100	2002	903	185,212
UOP	70	20	2002	14	2,872
UOP	349	20	2002	70	14,358
UOP	735	20	2002	147	30,151
TOTALS	6,425			4,550	933,238

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	100	0	0	2.00	UT	2,000.00
2	0855	CONC PAVER	0	100	0	0	2,577.00	SF	7.00
3	0825	BRICK	0	100	0	0	88.00	SF	12.50
4	0825	BRICK	0	100	0	0	218.00	SF	12.50



12 SALT MARSH DR, FERNANDINA BEACH									
TOTAL OB/XF 21,968									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000116	C	RES MARSH	100		PUD	0.00	0.00	1.00

TOTAL OB/XF 21,968									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
LT		1.00	1.00	1.00	800,000.00	800,000.00	800,000		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		933,238	
TOTAL MARKET OB/XF VALUE		21,968	
TOTAL LAND VALUE - MARKET		800,000	
TOTAL MARKET VALUE		1,755,206	
SOH/AGL Deduction		706,820	
ASSESSED VALUE		1,048,386	
TOTAL EXEMPTION VALUE		HX HB WR	
BASE TAXABLE VALUE		992,664	
TOTAL JUST VALUE		1,755,206	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,713,179	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0109041	NEW CONSTR	286,395	12/01/2001

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2345/0066	2/25/2020	TD U	I	11	
GRANTOR: NESBITT HARRIET G LIV					
GRANTEE: NESBITT HARRIET G F					
1228/0835	5/06/2004	WD Q	I	01	
GRANTOR: NESBITT THOMAS JR & H					
GRANTEE: NESBITT HARRIET G &					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2002] W17 S9 UOP=[YR=2002] W34 S3 W4 S14 W18 S11 E16 N1 E15 N11 FOP=[YR=2002] E25 N8 W25 S8 \$ N8 E25 N8 \$ S16 W25 S11 W15 S1 W16 S29 UOP=[YR=2002] W7 S19 E7 FGR=[YR=2002] S34 E24 N24 W5 N11 W2 FOP=[YR=2002] N18 W5 S18 E5 \$ W17 S1 \$ N1 E12 N18 W12 \$ E17 N2 E6 FOP=[YR=2002] S10 E21 DCK=[YR=2002] S6 E10 N6 W10 \$ E21 N24 W5 S8 W4 S7 W25 N1 W8 \$ E8 S1 E25 N7 E4 N8 E6 N7 E8 N8 UOP=[YR=2002] E7 N10 W7 S10 \$ N17 W1 N18 \$ PTR= E15 FUS=[YR=2002] E18 N4 E16 S4 W11 S11 E18 S14 W12 S2 W6 N2 W23 N25 \$ W15 \$.									