

BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																											
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:																																				
																		BUILDING MARKET VALUE					0																																				
																		TOTAL MARKET OB/XF VALUE					0																																				
																		TOTAL LAND VALUE - MARKET					0																																				
																		TOTAL MARKET VALUE					0																																				
																		SOH/AGL Deduction					0																																				
																		ASSESSED VALUE					0																																				
																		TOTAL EXEMPTION VALUE					0																																				
																		BASE TAXABLE VALUE					0																																				
																		TOTAL JUST VALUE					0																																				
																		NCON VALUE					0																																				
																		INCOME VALUE					0																																				
																		PREVIOUS YEAR MKT VALUE					0																																				
DOR CODE						N. NOTE RECORD																																																					
MAP NUM						MKT AREA				10																																																	
NEIGHBORHOOD/LOC						10007.00																																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																																						
TOTALS						28 SALT MARSH DR, FERNANDINA BEACH																																																					
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																																											
LAND DESCRIPTION																	TOTAL OB/XF										0																																
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																																			
REVIEW DATE						02/01/2024						BY						KBA						Total Acres: 0.00						Total Land Value: 0						Market: 0						Agricultural: 0						Common: 0						PRINTED 07/30/2025 BY SYS					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23742	DEMOLITION	12,000	06/01/2010
B9805387	ADDITION	110,000	09/01/1998
5598	NEW CONSTR	14,550	12/27/1988
5355	NEW CONSTR	299,925	12/06/1988

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1692/0382	8/03/2010	QC	U	I	11	100			
GRANTOR: GOWER WILLIAM H & GAY									
GRANTEE: GOWER WILLIAM H & G									
1680/1528	6/07/2010	CT	U	I	18	600,000			
GRANTOR: CLERK OF COURT									
GRANTEE: GOWER GAYLE B & STE									

BUILDING NOTES									

BUILDING DIMENSIONS									