

PALMER BRIAN C & MARGARET M
4 MARSH POINT RD
FERNANDINA BEACH, FL 32034

03-6N-29-00LP-0082-0000

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	PAGE 1 of 1														
Exterior Wall		16	WD FR STUC 70			0500	11	6,465	139.4448		220.32	1,424,369	1991	2001	0	0	0	11.50	88.50	5													
Exterior Wall		17	CB STUCCO 30			1 SFR CUST - 100% - 2022															Heated Area: 5177					HX Base Yr 2022							
Roof Structur		03	GABLE/HIP 100																														
Roof Cover		03	COMP SHNGL 100																														
Interior Wall		05	DRYWALL 100																														
Interior Floo		12	HARDWOOD 50																														
Interior Floo		14	CARPET 50																														
Air Condition		03	CENTRAL 100																														
Heating Type		04	AIR DUCTED 100																														
Bedrooms			5 100																														
Bathrooms			6 100																														
Frame		02	WOOD FRAME 100																														
Stories		3.	3. 100																														
Units			0 100																														
Quality		04	Quality Level 04																														
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	2,874	100	1993	2,874	560,382																												
FOP	972	30	1993	292	56,935																												
FSP	178	40	1993	71	13,844																												
FST	122	55	1993	67	13,063																												
FUS	2,303	100	1993	2,303	449,046																												
UBM	2,147	20	1993	429	83,648																												
UGR	526	45	1993	237	46,211																												
UOP	962	20	1993	192	37,436																												
TOTALS		10,084			6,465	5,260,567																											
EXTRA FEATURES						4 MARSH POINT RD, FERNANDINA BEACH										BLD DATE								LGL DATE				04/08/2024				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	0 100	0	0	2.00	UT	2,000.00	2,000.00	100	1991	1991	3	68	2,720																		
2	0812	CONCRETE C	0 100	0	0	393.00	SF	4.00	4.00	100	1991	1991	3	59.5	935																		
3	1242	WD DECK A	0 100	0	0	1,034.00	SF	10.00	10.00	100	1991	1991	3	20	2,068																		
4	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	1991	1991	3	20	200																		
5	0861	POOL GUNIT	0 100	0	0	771.00	SF	85.00	85.00	100	1991	1991	3	20	13,107																		
6	0410	ELEVATOR	0 100	0	0	1.00	UT	10,000.00	10,000.00	100	1991	1991	3	100	10,000																		
7	0812	CONCRETE C	0 100	0	0	5,188.00	SF	4.00	4.00	100	2012	2012	3	92	19,092																		
8	0462	ST/AL FNC	0 100	0	0	384.00	SF	10.00	10.00	100	2012	2012	3	64	2,458																		
9	0920	CWALL-WD/M	1 100	0	0	70.00	LF	390.00	390.00	100	2023	2022		93	25,389																		
LAND DESCRIPTION						TOTAL OB/XF										75,969																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV									
1	000116	C	RES MARSH	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	1,050,000.00	1,050,000.00	1,050,000																