



BUILDING CHARACTERISTICS			
ELEMENT	CD	CONSTRUCTION	
Exterior Wall	14	WD SHINGLE 70	
Exterior Wall	16	WD FR STUC 30	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	12	HARDWOOD 70	
Interior Floor	14	CARPET 30	
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	
BUD8 Adjustme	05	DIST 1A 100	
Occupancy	00	NONE 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
BAL	351	15	1994	53	10,217
BAS	1,541	100	1993	1,541	297,074
FEP	270	80	2010	216	41,640
FGR	588	55	1993	323	62,268
FOP	150	30	1993	45	8,675
FOP	294	30	1993	88	16,965
FOP	544	30	1993	163	31,423
FOP	702	30	1993	211	40,677
FSP	270	40	1993	108	20,821
FST	30	55	1993	16	3,084
TOTALS	7,161			5,013	966,406

** This building has 12 Sub-Areas

10 MARSH POINT RD, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/08/2024 MLU

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
2	0812	CONCRETE C	0	100	0	0	2,955.00	SF	4.00
3	0858	SCULP CONC	0	100	0	0	396.00	SF	13.00
4	1242	WD DECK A	0	100	0	0	292.00	SF	10.00
5	0920	CWALL-WD/M	1	100	0	0	120.00	LF	390.00
6	0300	BOAT DCK W	1	100	0	0	720.00	SF	40.00
7	0310	AL GANG WY	1	100	0	0	14.00	LF	115.00
8	0303	FLT DOCK W	1	100	14	8	112.00	SF	26.00

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
2,000.00	100	1989	1989	3	64	1,280	
4.00	100	1989	1989	3	54.5	6,442	
13.00	100	1989	1989	3	84	4,324	
10.00	100	2012	2012	3	50	1,460	
390.00	100	2023	2021		90	42,120	
40.00	100	2023	2022		95	27,360	
115.00	100	2023	2022		93	1,497	
26.00	100	2023	2022		95	2,766	

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	0006	PUD	0.00	0.00	1.00

TOTAL OB/XF									
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	1,050,000.00	1,050,000.00	1,050,000		

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 5					Tax Dist:				
BUILDING MARKET VALUE					966,406				
TOTAL MARKET OB/XF VALUE					87,249				
TOTAL LAND VALUE - MARKET					1,050,000				
TOTAL MARKET VALUE					2,103,655				
SOH/AGL Deduction					888,558				
ASSESSED VALUE					1,215,097				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					1,164,375				
TOTAL JUST VALUE					2,103,655				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					2,062,944				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226458	740 SFDECK	14,741	09/03/2012
B1226430	DEMO DECK	2,000	09/03/2012
B23033	REMODEL	18,678	11/01/2009
5108	NEW CONSTR	390,500	08/17/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2387/1546	8/27/2020	WD	Q	I	01	1,161,900	
GRANTOR: HURST PAMELA C & WILL							
GRANTEE: CHURCH ALLISON C &							
0786/1085	3/07/1997	WD	Q	I		550,000	
GRANTOR: JAMISON WILLIAM H & A							
GRANTEE: HURST PAMELA C							

BUILDING NOTES									
FOP=[YR=1993] W8N10W15N7W25S9 FSP=[YR=1993] W12S13BAS=[YR=1993] W8S4W3S9 E3 S19E3S8E18N4 E5N2FOP=[YR=1993] E4 S4E6N4E11N1 E21 N16 FST=[YR=1993] N6 W5S6E5\$ W5 FGR=[YR=1993] N17 W21 S28 E21N11 \$ S11W22 S2 W4 N2W7S2W4 S4\$ N4E4N2E7S2E4N2E1N28W1N6 W15S8W18N2\$ S2E18N15W6\$E6S7E15 S6E22S11E5N16\$PTR=E35FOP=[YR=1993] E38S21E1S11E5 UOP=[YR=1994] E9N6E8 S19W8N6W9N7\$ S7W5S4FUS=[YR=1993] E2 S5E4 S18W4S3W4S3W28N3W4N8 FEP=[YR=2010] W13N13BAL=[YR=1994] W8N26E6 N14E10S20W1 FOP=[YR=1993] S15W10N15 E10\$ W10S15E3S5\$ N5E15S18W2\$ E2N18W8N15E6N22E7N1E4S1E6N1E4 S1E7S22E2S4W2S7E2S4E4\$ W4N4W2 N7E2N4W2N22W7N1W4S1W6N1W4W7S22 W5N27\$ W35\$.									