LOT 86
LONG POINT #1 PB 5/85-89

GAYDAC JOHN & DANA
12 MARSH POINT ROAD
FERNANDINA BEACH, FL 32034

2025

03-6N-29-00LP-0086-0000

BUILDING CHARACTERISTICS

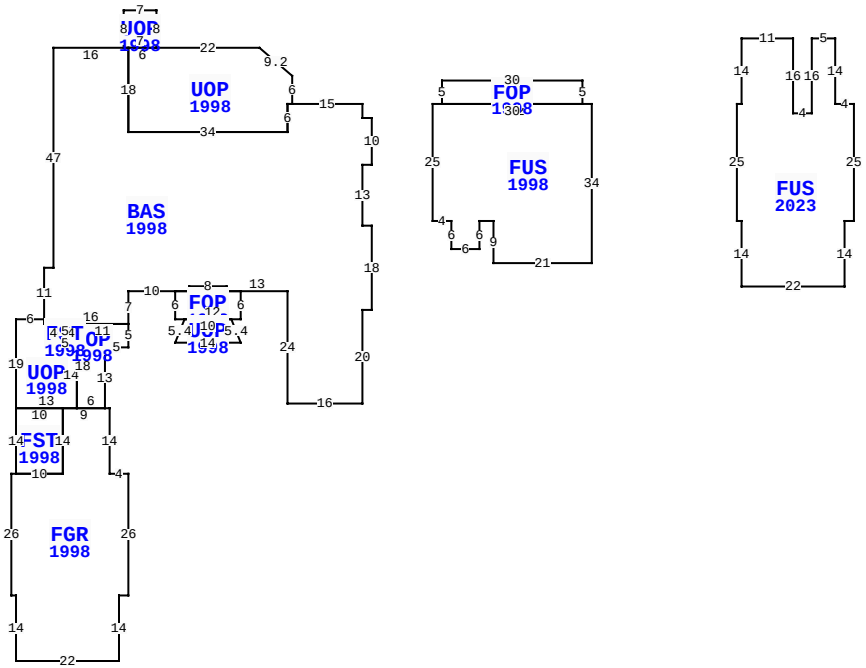
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.5	2.5 100
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	3,196	100	1998	3,196	971,182
FGR	1,098	55	1998	604	183,540
FOP	92	30	1998	28	8,509
FOP	133	30	1998	40	12,155
FOP	150	30	1998	45	13,674
FST	20	55	1998	11	3,342
FST	140	55	1998	77	23,398
FUS	1,075	100	1998	1,075	326,665
FUS	1,149	100	2023	1,149	349,151
UOP	56	20	1998	11	3,342
TOTALS	7,992			6,413	1,948,745

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	6,413	203.5185	321.56	2,062,164	1998	2013	0	0	0	5.50	94.50

1 SFR CUST – 100% - 2024 Heated Area: 5420 HX Base Yr 2024



** This building has 13 Sub-Areas

12 MARSH POINT RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		1,948,745
TOTAL MARKET OB/XF VALUE		221,396
TOTAL LAND VALUE - MARKET		1,050,000
TOTAL MARKET VALUE		3,220,141
SOH/AGL Deduction		0
ASSESSED VALUE		3,220,141
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		3,169,419
TOTAL JUST VALUE		3,220,141
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		3,136,174

PERMIT NUM	DESCRIPTION	AMT	ISSUED
210696	SWIM POOL	0	02/01/2021
B21148	REPAIR ROTTEN WOO	2,000	03/01/2008
B9704059	NEW CONSTR	433,100	06/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2632/5	4/14/2023	WD	Q	I	01	3,885,000
GRANTOR: MCNICHOLS DAVID & MAR						
GRANTEE: GAYDAC JOHN & DANA						
2365/1047	6/01/2020	WD	Q	I	01	1,555,000
GRANTOR: WELLS JOYCE M						
GRANTEE: MCNICHOLS DAVID & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998;ORIG=0,0] W15 W1 S6 W34 N18 W16 S47 W2 S11 S1 E2 E16 N7 E10 E3 N1 E8 S1 E13 S24 E16 N20 E2 N18 W2 N13 E2 N10 W2 N3 $
FUS=[YR=2023;ORIG=80,0] E1 N14 E11 S16 E4 N16 E5 S14 E4 S25 W2 S14 W22 N14 W1 N25 $
FGR=[YR=1998;ORIG=-74,79] W1 S26 E1 S14 E22 N14 E2 N26 W4 N14 W1 W9 S14 W10 $
FUS=[YR=1998;ORIG=15,0] E2 E32 S34 W21 N9 W3 S6 W6 N6 W4 N25 $
UOP=[YR=1998;ORIG=-15,0] N6 U6L7 W22 W6 S18 E34 N6 E1 $
UOP=[YR=1998;ORIG=-68,46] W6 S19 E13 N14 W5 N4 W2 N1 $
FOP=[YR=1998;ORIG=17,0] N5 E30 S5 W30 $

EXTRA FEATURES

LN	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	1.00	UT	2,000.00	2,000.00	100	1998	1998	3	80	1,600	
2	0858	SCULP CONC	0	100	0	0	300.00	SF	13.00	13.00	100	1998	1998	3	92	3,588	
3	1126	CB/STC 8"	0	100	9	6	54.00	SF	8.00	8.00	100	1998	1998	3	73	315	
4	0861	POOL GUNIT	0	100	0	0	608.00	SF	85.00	85.00	100	2021	2021	3	93	48,062	
5	0911	SCRN RM A	0	100	0	0	2,152.00	SF	17.50	17.50	100	2021	2021	3	90	33,894	
6	0830	FLAGSTONE	0	100	0	0	1,544.00	SF	18.00	18.00	100	2021	2021	3	99	27,514	
7	0504	FP-ELECTRI	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2021	2021	3	99	2,970	
8	0871	POOL HTR R	0	100	0	0	2.00	UT	2,000.00	2,000.00	100	2021	2021	3	90	3,600	
9	0855	CONC PAVER	0	100	0	0	340.00	SF	10.00	10.00	100	2021	2021	3	99	3,366	
10	0855	CONC PAVER	1	100	0	0	2,758.00	SF	10.00	10.00	100	2023	2022		99	27,304	

TOTAL OB/XF 152,213

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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							

REVIEW DATE 02/07/2022 BY DJ Total Acres: 0.00 Total Land Value: 1,050,000 Market: 0 Agricultural: 0 Common: 1,050,000 PRINTED 07/30/2025 BY SYS

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BUILDING DIMENSIONS

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11	0920	CWALL-WD/M	1	100	0	0	120.00	LF	390.00	390.00	100	2023	2021		90	42,120	
12	0300	BOAT DCK W	1	100	0	0	600.00	SF	40.00	40.00	100	2023	2022		95	22,800	
13	0310	AL GANG WY	1	100	0	0	14.00	LF	115.00	115.00	100	2023	2022		93	1,497	
14	0303	FLT DOCK W	1	100	14	8	112.00	SF	26.00	26.00	100	2023	2022		95	2,766	

LAND DESCRIPTION

TOTAL OB/XF 69,183

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/07/2022 BY DJ Total Acres: 0.00 Total Land Value: 1,050,000 Market: 0 Agricultural: 0 Common: 1,050,000 PRINTED 07/30/2025 BY SYS