

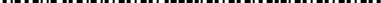
CANTER CHARLES W & JANET H
14 MARSH POINT RD
FERNANDINA BEACH, FL 32034

03-6N-29-00LP-0087-0000

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	VALUATION SUMMARY																																	
Exterior Wall		10	ABOVE AVG 100		0500	11	6,182	139.8210	220.92	1,365,727	1997	2007		0	0	8.00	92.00	VALUATION BY					STANDARD																												
Roof Structure		08	IRREGULAR 100		1 SFR CUST - 100% - 2016										Heated Area: 5247										HX Base Yr 2016																										
Roof Cover		03	COMP SHNGL 100																						Tax Group: 5					Tax Dist:																					
Interior Wall		05	DRYWALL 90																						BUILDING MARKET VALUE					1,338,768																					
Interior Wall		08	DECORATIVE 10																						TOTAL MARKET OB/XF VALUE					70,354																					
Interior Floo		12	HARDWOOD 60																						TOTAL LAND VALUE - MARKET					1,050,000																					
Interior Floo		14	CARPET 40																						TOTAL MARKET VALUE					2,459,122																					
Air Condition		03	CENTRAL 100																						SOH/AGL Deduction					840,233																					
Heating Type		04	AIR DUCTED 100																						ASSESSED VALUE					1,618,889																					
Bedrooms			3 100																						TOTAL EXEMPTION VALUE					HX HB																					
Bathrooms			4.5 100																						BASE TAXABLE VALUE					1,568,167																					
Frame		02	WOOD FRAME 100																						TOTAL JUST VALUE					2,459,122																					
Stories		2.	2. 100																						NCON VALUE					0																					
Units			0 100																						INCOME VALUE																										
																									PREVIOUS YEAR MKT VALUE					2,398,377																					
Quality		04	Quality Level 04																						PERMIT NUM					DESCRIPTION					AMT					ISSUED											
DOR CODE		0100	SINGLE FAMILY																						B2006526					ADDITION					16,000					07/27/2020											
MAP NUM			MKT AREA																						B1802514					GARAGE					130,658					03/09/2018											
NEIGHBORHOOD/LOC		10007.00																							B9704312					XFOB					11,220					09/01/1997											
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																					B9603479					NEW CONSTR					589,900					11/01/1996									
BAS		3,563	100	1997	3,563	724,167																																													
FGR		676	55	1997	372	75,607																																													
FOP		91	30	1997	27	5,488																																													
FOP		140	30	1997	42	8,537																																													
FOP		168	30	1997	50	10,162																																													
FST		18	55	1997	10	2,032																																													
FST		56	55	1997	31	6,301																																													
FUS		647	100	1997	647	131,500																																													
FUS		1,037	100	1997	1,037	210,766																																													
UOP		24	20	1997	5	1,017																																													
TOTALS		7,797			6,182	1,256,469																																													
EXTRA FEATURES												14 MARSH POINT RD, FERNANDINA BEACH																																							
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		1242	WD DECK A	0	100	6	4	24.00	SF	10.00	10.00	100	1997	1997	3	20	48																																		
2		0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1997	1997	3	79	1,580																																		
3		0855	CONC PAVER	0	100	0	0	1,536.00	SF	7.00	7.00	100	2018	2018	3	97	10,429																																		
4		0855	CONC PAVER	0	100	0	0	1,784.00	SF	7.00	7.00	100	2018	2018	3	97	12,113																																		
5		0830	FLAGSTONE	0	100	0	0	232.00	SF	12.00	12.00	100	1997	1997	3	72	2,004																																		
6		1126	CB/STC 8"	0	100	0	0	596.00	SF	8.00	8.00	100	1997	1997	3	72	3,433																																		
7		0861	POOL GUNIT	0	100	0	0	548.00	SF	85.00	85.00	100	1997	1997	3	20	9,316																																		
8		0855	CONC PAVER	0	100	0	0	1,637.00	SF	10.00	10.00	100	2018	2018	3	97	15,879																																		
9		0300	BOAT DCK W	0	100	0	0	480.00	SF	40.00	40.00	100	2017	2017	3	81	15,552																																		

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