

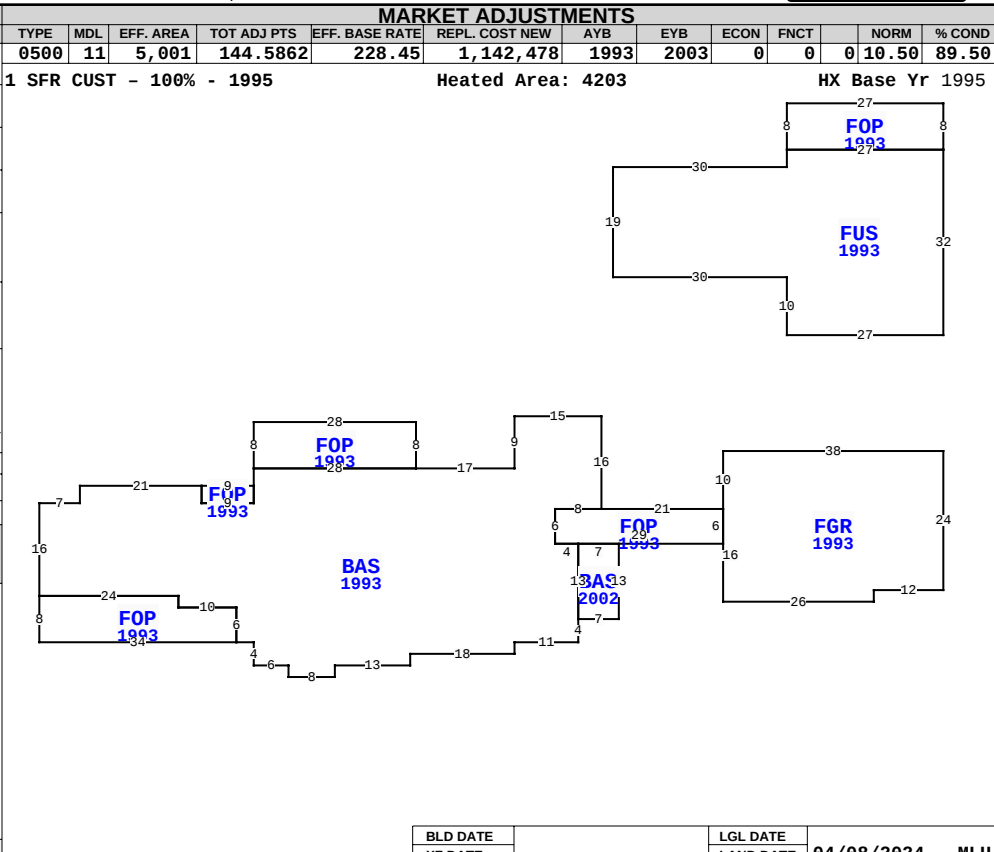


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 70
Interior Wall	08	DECORATIVE 30
Interior Floo	15	HARDTILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100

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	2,678	100	1993	2,678	547,551
BAS	91	100	2002	91	18,606
FGR	964	55	1993	530	108,366
FOP	27	30	1993	8	1,636
FOP	174	30	1993	52	10,632
FOP	216	30	1993	65	13,290
FOP	224	30	1993	67	13,699
FOP	252	30	1993	76	15,539
FUS	1,434	100	1993	1,434	293,199
TOTALS	6,060			5,001	1,022,518

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	1,705.00	SF	4.00
3	0825	BRICK	0	100	0	0	286.00	SF	12.50
4	0861	POOL GUNIT	0	100	30	14	420.00	SF	85.00
5	0825	BRICK	0	100	0	0	571.00	SF	12.50
6	1125	CB/STC 6"	0	100	0	0	494.00	SF	7.35
7	0825	BRICK	0	100	0	0	546.00	SF	12.50
8	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00
9	0825	BRICK	0	100	0	0	511.00	SF	12.50
10	0810	CONCRETE A	0	100	9	11	99.00	SF	6.50



18 MARSH POINT RD, FERNANDINA BEACH									
BLD DATE					LGL DATE				
XF DATE					LAND DATE				
INC DATE					AG DATE				
					04/08/2024 MLU				

NASSAU COUNTY PROPERTY			
PAGE 1 of 2			5
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		1,022,518	
TOTAL MARKET OB/XF VALUE		41,383	
TOTAL LAND VALUE - MARKET		1,050,000	
TOTAL MARKET VALUE		2,113,901	
SOH/AGL Deduction		1,091,472	
ASSESSED VALUE		1,022,429	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		971,707	
TOTAL JUST VALUE		2,113,901	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		2,068,044	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R002660	REPAIR/RRF	0	08/01/2000
8703	SWIM POOL	17,850	02/19/1993
8656	NEW CONSTR	390,036	02/01/1993

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2770/1726	2/24/2025	WD	U	I	11
GRANTOR: DREW GRACIA M QUALIFI					
GRANTEE: DREW JEFFREY M					
0711/1750	8/22/1994	WD	Q	I	01
GRANTOR: DREW WALTER H TRUSTEE					
GRANTEE: DREW GRACIA M					

BUILDING NOTES									
FGR=[YR=1993] W38 S10 FOP=[YR=1993] W21 BAS=[YR=1993] N16 W15 S9 W17 FOP=[YR=1993] N8 W28 S8 E28 \$ W28 S3 FOP=[YR=1993] W9 S3 E9 N3 \$ S3 W9 N3 W21 S3 W7 S16 FOP=[YR=1993] S8 E34 N6 W10 N2 W24 \$ E24 S2 E10 S6 E3 S4 E6 S2 E8 N2 E13 N2 E18 N2 E11 N4 BAS=[YR=2002] E7 N13 W7 S13 \$ N13 W4 N6 E8 \$ W8 S6 E29 N6 \$ S16 E26 N2 E12 N24 \$ PTR= N20 FUS=[YR=1993] N32 FOP=[YR=1993] N8 W27 S8 E27 \$ W27 S3 W30 S19 E30 S10 E27 \$ S20 \$.									

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		PUD	0.00	0.00	1.00
TOTAL OB/XF 36,935									
UNIT PRICE 1,050,000.00 ADJ UNIT PRICE 1,050,000.00 LAND VALUE 1,050,000									
OTHER ADJUSTMENTS AND NOTES									
YEAR DENSITY DECL FRZ YR CONSRV									

DREW JEFFREY M/SILBERMAN MARTHA D
C/O GARCIA M DREW, 18 MARSH POINT RD
FERNANDINA BEACH, FL 32034

03-6N-29-00LP-0089-0000

[illegible]