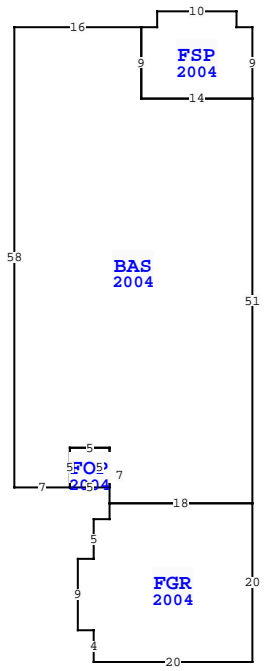


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	60
Interior Floo	11	CLAY TILE	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	04	Quality Level 04	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4015.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,625	100	2004
FGR	414	55	2004
FOP	25	30	2004
FSP	146	40	2004
TOTALS	2,210		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SNGL FAM	- 100%	- 2022								
					Heated Area: 1625			HX Base Yr 2022			



NASSAU COUNTY PROPERTY		PAGE 1 of 1	7
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 7	Tax Dist:		
BUILDING MARKET VALUE			267,908
TOTAL MARKET OB/XF VALUE			3,108
TOTAL LAND VALUE - MARKET			100,000
TOTAL MARKET VALUE			371,016
SOH/AGL Deduction			129,935
ASSESSED VALUE			241,081
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			190,359
TOTAL JUST VALUE			371,016
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			358,248

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1816/1949	10/02/2012	TD	U	I	11	100
GRANTOR: GOSSETT SUSAN S TRUST						
GRANTEE: SMITH ALLISON NICOL						
1693/0429	7/16/2010	TD	U	I	30	100
GRANTOR: GOSSETT SUSAN S TRUST						
GRANTEE: GOSSETT SUSAN S TRU						

EXTRA FEATURES																
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	0811	CONCRETE B	0	100	0	0			5.20	100	2004	2004	3	83	3,108	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		03/19/2024	MLU

BUILDING NOTES	
94037 MARSH BAY CT, FERNANDINA BEACH	

BUILDING DIMENSIONS	
FSP=[YR=2004] W2 N2 W10 S2 W2 BAS=[YR=2004] W16 S58 E7 FOP=[YR=2004] E5 N5 W5 S5\$ N5 E5 S7 FGR=[YR=2004] S2 W2 S5 W2 S9 E2 S4 E20 N20 W18\$ E18 N51 W14 N9\$ S9 E14 N9\$ .	

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							