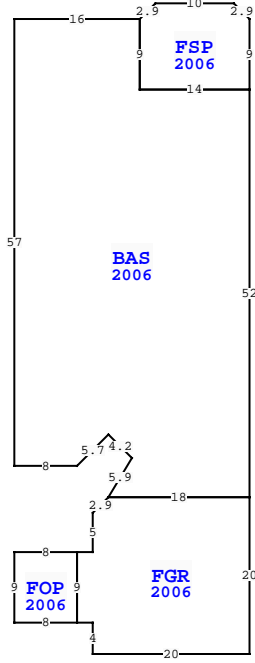


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	70
Interior Floo	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3	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	1,636	100	2006
FGR	416	55	2006
FOP	72	30	2006
FSP	150	40	2006
TOTALS	2,274		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SNGL FAM	- 0%	- 0								
Heated Area: 1636						HX Base Yr					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	7
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 7	Tax Dist:		
BUILDING MARKET VALUE	291,438		
TOTAL MARKET OB/XF VALUE	3,229		
TOTAL LAND VALUE - MARKET	95,000		
TOTAL MARKET VALUE	389,667		
SOH/AGL Deduction	46,366		
ASSESSED VALUE	343,301		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	343,301		
TOTAL JUST VALUE	389,667		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	375,753		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M0509751	H/AC	0	05/01/2005
E14613	ELEC OTHER	8,000	03/01/2005
C0413913	CO ISSUED	0	02/01/2005
B0413913	NEW CONSTR	0	02/01/2005
P09028	OTHER	0	02/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2211/1934	7/03/2018	QC	U	I	11	100
GRANTOR: SNOWDEN BARBARA J R						
GRANTEE: SNOWDEN BARBARA JES						
2196/0727	5/11/2018	WD	Q	I	01	236,500
GRANTOR: SANCHEZ ARTHUR M						
GRANTEE: SNOWDEN BARBARA J R						

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
1	0811	CONCRETE B	0	0	0	0		5.20	100	2006	2006
94045 MARSH BAY CT, FERNANDINA BEACH											
BLD DATE		04/05/2007		DJ		LGL DATE		03/19/2024		MLU	
XF DATE						LAND DATE					
INC DATE						AG DATE					

BUILDING NOTES			

BUILDING DIMENSIONS			
FSP=[YR=2006] N9 L2 U2 W10 D2 L2 S9 E14\$ BAS=[YR=2006] W14 N9 W16 S57 E8 U4 R4 D3 R3 D5 L3 FGR=[YR=2006] D2 L2 S5 W2 FOP=[YR=2006] W8 S9 E8 N9\$ S9 E2 S4 E20 N20 W18\$ E18 N52\$.			

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	0.95	100,000.00	95,000.00	95,000							