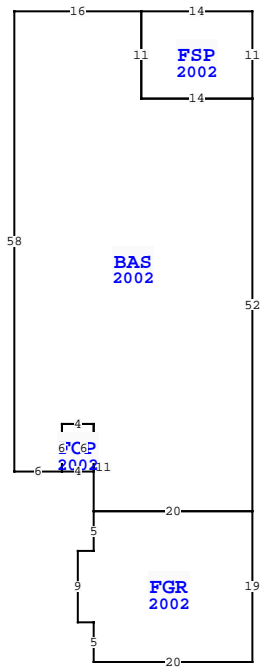


ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	1,950	114.8364	151.58	295,581	2002	2002	0	0	11.00	89.00		
1 SNGL FAM - 100% - 2003 Heated Area: 1662 HX Base Yr 2003													



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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,662	100	2002	1,662	224,214
FGR	398	55	2002	219	29,544
FOP	24	30	2002	7	944
FSP	154	40	2002	62	8,364
TOTALS	2,238			1,950	263,067

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	724.00	SF	5.20	5.20	100	2002	2002	3	80	3,012	

94042 MARSH BAY CT, FERNANDINA BEACH										BLD DATE		LGL DATE	03/19/2024	MLU
										XF DATE		LAND DATE		
										INC DATE		AG DATE		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 7	Tax Dist:		
BUILDING MARKET VALUE			263,067
TOTAL MARKET OB/XF VALUE			3,012
TOTAL LAND VALUE - MARKET			95,000
TOTAL MARKET VALUE			361,079
SOH/AGL Deduction			206,913
ASSESSED VALUE			154,166
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			103,444
TOTAL JUST VALUE			361,079
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			348,617

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0209356	NEW CONSTR	135,240	02/01/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1024/1259	12/13/2001	WD	Q	V		49,000
GRANTOR: BRYLEN HOMES LTD						
GRANTEE: GOODWIN HARRY I II						
0937/1578	6/23/2000	WD	U	V	09	125,000
GRANTOR: K T FERNANDINA JOINT						
GRANTEE: BRYLEN HOMES LTD						

BUILDING NOTES													

BUILDING DIMENSIONS													
FSP=[YR=2002] W14 BAS=[YR=2002] W16 S58 E6 FOP=[YR=2002] E4 N6 W4 S6 \$ N6 E4 S11 FGR=[YR=2002] S5 W2 S9 E2 S5 E20 N19 W20 \$ E20 N52 W14 N11 \$ S11 E14 N11 \$.													

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	0.95	100,000.00	95,000.00	95,000							