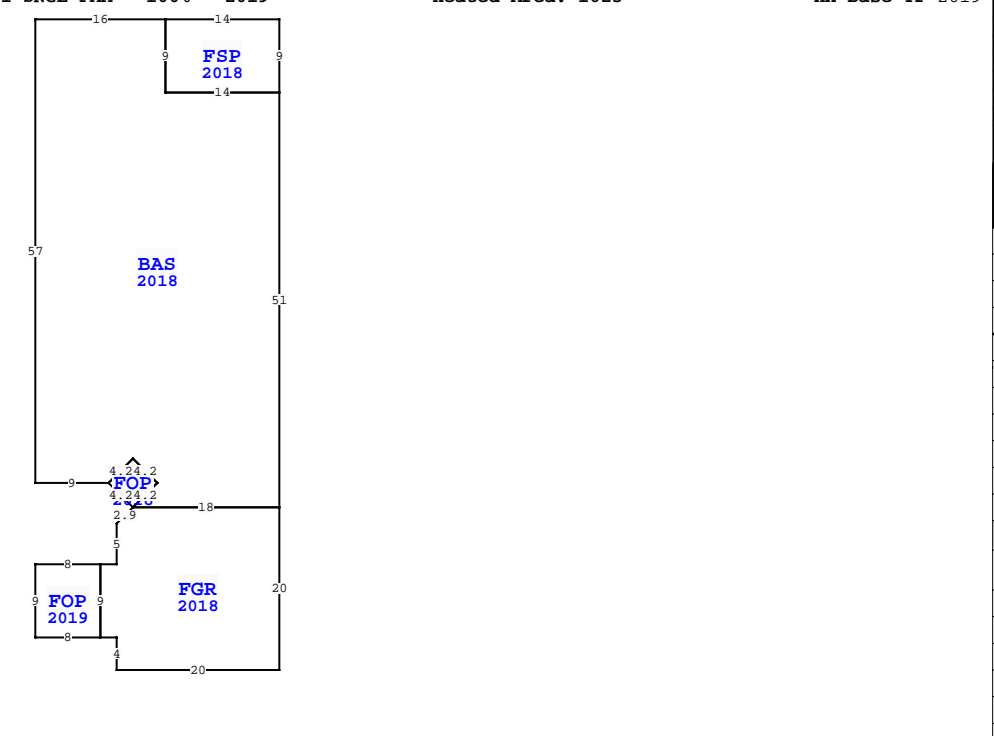


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 50
Interior Floor	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
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	1,931	118.8495	156.88	302,935	2018	2018	0	0	3.00	97.00



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	1,625	100	2018	1,625	247,282
FGR	416	55	2018	229	34,848
FOP	18	30	2018	5	760
FOP	72	30	2019	22	3,347
FSP	126	40	2018	50	7,609
TOTALS	2,257			1,931	293,847

NASSAU COUNTY PROPERTY PAGE 1 of 1

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 7	Tax Dist:
BUILDING MARKET VALUE		293,847
TOTAL MARKET OB/XF VALUE		4,035
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		392,882
SOH/AGL Deduction		189,735
ASSESSED VALUE		203,147
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		152,425
TOTAL JUST VALUE		392,882
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		378,732

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1705351	CO ISSUED	0	11/07/2018
B1705351	NEW CONSTR	205,826	06/15/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2238/0092	11/08/2018	WD Q	Q	I	01	285,000
GRANTOR: FRANKLIN BRENTON M						
GRANTEE: WARLEY EDWARD S & D						
2009/0024	10/13/2015	WD Q	Q	V	01	15,000
GRANTOR: WATSON JOHN P						
GRANTEE: FRANKLIN BRENTON M						

EXTRA FEATURES 94034 MARSH BAY CT, FERNANDINA BEACH BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 03/19/2024 MLU

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	0810	CONCRETE A	0	100	24	4		96.00	SF	6.50	6.50	100	2018	2018	3	97	605
2	0810	CONCRETE A	0	100	34	16		544.00	SF	6.50	6.50	100	2018	2018	3	97	3,430

BUILDING NOTES

BUILDING DIMENSIONS  
FSP=[YR=2018] W14 BAS=[YR=2018] W16 S57 E9 FOP=[YR=2018] D3 R3 U3 R3 U3 L3 L3 D3 \$ U3 R3 D3 R3 D3 L3  
FGR=[YR=2018] L2 D2 S5 W2 FOP=[YR=2019] W8 S9 E8 N9\$ S9 E2 S4E20 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	0.95	100,000.00	95,000.00	95,000									