

LOTS 221 & SLY 1/2 OF 222  
IN OR 2064/1369  
ESMT PT OR 493/636

DAVID FASHINGBAUER TRUST/FASHINGBAUER DAVID J TRUS  
93010 MARSH LANDING  
FERNANDINA BEACH, FL 32034

2025

37-2N-28-5000-0221-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 12 | CEDAR 100      |
| Roof Structur            | 08 | IRREGULAR 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 70     |
| Interior Wall            | 06 | CUST PANEL 30  |
| Interior Floo            | 12 | HARDWOOD 100   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 2 100          |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 2. | 2. 100         |
| Units                    |    | 0 100          |
| Occupancy                | 00 | NONE 100       |

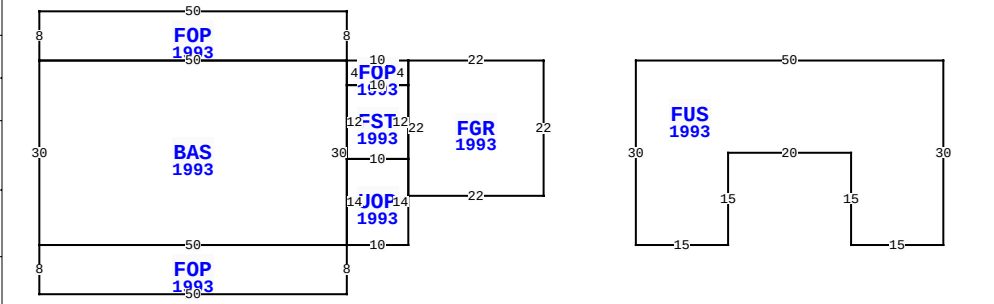
|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 04      | Quality Level 04 |
| DOR CODE         | 0100    | SINGLE FAMILY    |
| MAP NUM          |         | MKT AREA 04      |
| NEIGHBORHOOD/LOC | 4016.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 1,500            | 100         | 1993 | 1,500        | 201,385              |
| FGR       | 484              | 55          | 1993 | 266          | 35,712               |
| FOP       | 40               | 30          | 1993 | 12           | 1,611                |
| FOP       | 400              | 30          | 1993 | 120          | 16,111               |
| FOP       | 400              | 30          | 1993 | 120          | 16,111               |
| FST       | 120              | 55          | 1993 | 66           | 8,861                |
| FUS       | 1,200            | 100         | 1993 | 1,200        | 161,108              |
| UOP       | 140              | 20          | 1993 | 28           | 3,759                |
| TOTALS    | 4,284            |             |      | 3,312        | 444,657              |

| EXTRA FEATURES |            |             |
|----------------|------------|-------------|
| L N            | OB/XF CODE | DESCRIPTION |
| 1              | 0500       | FP-PRE FAB  |
| 2              | 0810       | CONCRETE A  |
| 3              | 1242       | WD DECK A   |
| 4              | 1242       | WD DECK A   |
| 5              | 1242       | WD DECK A   |
| 6              | 1242       | WD DECK A   |
| 7              | 0940       | SHEDS/PORT  |
| 8              | 0803       | ASPHALT C   |
| 9              | 0300       | BOAT DCK W  |
| 10             | 0525       | GAZEBO      |

| LAND DESCRIPTION |          |     |
|------------------|----------|-----|
| L N              | USE CODE | CLS |
| 1                | 000116   | C   |

| MARKET ADJUSTMENTS                                         |     |           |             |                |                |      |      |      |      |      |        |       |  |
|------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|-------|--|
| TYPE                                                       | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |       |  |
| 0900                                                       | 01  | 3,312     | 114.2778    | 150.85         | 499,615        | 1990 | 2002 | 0    | 0    | 0    | 11.00  | 89.00 |  |
| 1 SNGL FAM - 100% - 2001 Heated Area: 2700 HX Base Yr 2001 |     |           |             |                |                |      |      |      |      |      |        |       |  |



| TOTAL OB/XF |            |             |         |     |       |    |          |                |           |         |             |      |        |
|-------------|------------|-------------|---------|-----|-------|----|----------|----------------|-----------|---------|-------------|------|--------|
| 31,915      |            |             |         |     |       |    |          |                |           |         |             |      |        |
| 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 |
| 1           | 0500       | FP-PRE FAB  | 0       | 100 | 0     | 0  | 1.00     | UT 3,500.00    | 3,500.00  | 100     | 1990        | 1990 | 3      |
| 2           | 0810       | CONCRETE A  | 0       | 100 | 24    | 18 | 432.00   | SF 6.50        | 6.50      | 100     | 1991        | 1991 | 3      |
| 3           | 1242       | WD DECK A   | 0       | 100 | 4     | 4  | 16.00    | SF 10.00       | 10.00     | 100     | 1990        | 1990 | 3      |
| 4           | 1242       | WD DECK A   | 0       | 100 | 5     | 3  | 15.00    | SF 10.00       | 10.00     | 100     | 1990        | 1990 | 3      |
| 5           | 1242       | WD DECK A   | 0       | 100 | 4     | 4  | 16.00    | SF 10.00       | 10.00     | 100     | 1990        | 1990 | 3      |
| 6           | 1242       | WD DECK A   | 0       | 100 | 4     | 4  | 16.00    | SF 10.00       | 10.00     | 100     | 1990        | 1990 | 3      |
| 7           | 0940       | SHEDS/PORT  | 0       | 100 | 10    | 16 | 160.00   | SF 30.00       | 30.00     | 100     | 2004        | 2004 | 3      |
| 8           | 0803       | ASPHALT C   | 0       | 100 | 0     | 0  | 5,462.00 | SF 2.00        | 2.00      | 100     | 2004        | 2004 | 3      |
| 9           | 0300       | BOAT DCK W  | 0       | 100 | 0     | 0  | 800.00   | SF 40.00       | 40.00     | 100     | 2010        | 2010 | 3      |
| 10          | 0525       | GAZEBO      | 0       | 100 | 0     | 0  | 1.00     | UT 10,000.00   | 10,000.00 | 100     | 2004        | 2004 | 3      |

| TOTAL OB/XF |          |     |                      |     |     |          |       |       |             |           |     |          |        |
|-------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|
| 31,915      |          |     |                      |     |     |          |       |       |             |           |     |          |        |
| 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 |
| 1           | 000116   | C   | RES MARSH            | 100 |     | RSF-1    | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     | 1.00   |

| NASSAU COUNTY PROPERTY    |  |           |  |
|---------------------------|--|-----------|--|
| PAGE 1 of 1               |  |           |  |
| VALUATION SUMMARY         |  |           |  |
| VALUATION BY              |  | STANDARD  |  |
| Tax Group: 7              |  | Tax Dist: |  |
| BUILDING MARKET VALUE     |  | 444,657   |  |
| TOTAL MARKET OB/XF VALUE  |  | 31,915    |  |
| TOTAL LAND VALUE - MARKET |  | 412,500   |  |
| TOTAL MARKET VALUE        |  | 889,072   |  |
| SOH/AGL Deduction         |  | 521,486   |  |
| ASSESSED VALUE            |  | 367,586   |  |
| TOTAL EXEMPTION VALUE     |  | 50,722    |  |
| BASE TAXABLE VALUE        |  | 316,864   |  |
| TOTAL JUST VALUE          |  | 889,072   |  |
| NCON VALUE                |  | 0         |  |
| INCOME VALUE              |  |           |  |
| PREVIOUS YEAR MKT VALUE   |  | 764,944   |  |

| PERMIT NUM | DESCRIPTION | AMT   | ISSUED     |
|------------|-------------|-------|------------|
| B2108800   | REPAIR/RRF  | 7,840 | 08/01/2021 |
|            |             |       |            |
|            |             |       |            |
|            |             |       |            |
|            |             |       |            |
|            |             |       |            |
|            |             |       |            |
|            |             |       |            |
|            |             |       |            |

| SALES DATA                     |            |           |     |     |        |            |  |
|--------------------------------|------------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 2064/1369                      | 10/28/2015 | WD        | U   | I   | 11     | 100        |  |
| GRANTOR: FASHINGBAUER DAVID JO |            |           |     |     |        |            |  |
| GRANTEE: DAVID FASHINGBAUER    |            |           |     |     |        |            |  |
| 0956/1043                      | 11/01/2000 | WD        | Q   | I   |        | 267,000    |  |
| GRANTOR: ROBINSON MARY W & ROB |            |           |     |     |        |            |  |
| GRANTEE: FASHINGBAUER DAVID    |            |           |     |     |        |            |  |

| BUILDING NOTES                                                                                                                                                                                                                                                                                                 |  |  |  |  |  |  |  |  |  |  |  |  |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BUILDING DIMENSIONS                                                                                                                                                                                                                                                                                            |  |  |  |  |  |  |  |  |  |  |  |  |  |
| FGR=[YR=1993] W22 FOP=[YR=1993] W10 FOP=[YR=1993] N8 W50 S8<br>BAS=[YR=1993] S30 FOP=[YR=1993] S8 E50 N8UOP=[YR=1993] E10<br>N14 FST=[YR=1993] N12 W10 S12 E10 \$ W10 S14 \$ W50 \$ E50 N30<br>W50 \$ E50 \$ S4 E10 N4 \$ S22 E22 N22 \$ PTR= E15 FUS=[YR=1993]<br>E50 S30 W15 N15 W20 S15 W15 N30 \$ W15 \$ . |  |  |  |  |  |  |  |  |  |  |  |  |  |