

SPENCE CHRIS & DANIELLE
2058 OAK MARSH DRIVE
FERNANDINA BEACH, FL 32034

00-00-31-1510-0005-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	0	0	NORM	% COND	VALUATION SUMMARY											
Exterior Wall		17	CB STUCCO 100		0500	01	4,903	129.9500	215.72	1,057,675	2001	2001		0	0	12.00	88.00	VALUATION BY		STANDARD										
Roof Structure		08	IRREGULAR 100		1 SFR CUST 0% - 0														Tax Group: 2		Tax Dist:									
Roof Cover		03	COMP SHNGL 100		Heated Area: 4500														BUILDING MARKET VALUE		930,754									
Interior Wall		05	DRYWALL 100		HX Base Yr														TOTAL MARKET OB/XF VALUE		67,040									
Interior Floor		12	HARDWOOD 100																TOTAL LAND VALUE - MARKET		641,350									
Air Condition		03	CENTRAL 100																TOTAL MARKET VALUE		1,639,144									
Heating Type		04	AIR DUCTED 100																SOH/AGL Deduction		144,174									
Bedrooms			4 100																ASSESSED VALUE		1,494,970									
Bathrooms			4 100																TOTAL EXEMPTION VALUE		0									
Frame		04	REIN CONC 100																BASE TAXABLE VALUE		1,494,970									
Stories		1.5	1.5 100																TOTAL JUST VALUE		1,639,144									
Units			0 100																NCON VALUE		469,717									
Occupancy		00	NONE 100																INCOME VALUE											
																			PREVIOUS YEAR MKT VALUE		941,413									
Quality		06	Quality Level 06																											
DOR CODE		0100	SINGLE FAMILY																											
MAP NUM			MKT AREA																01											
NEIGHBORHOOD/LOC		1007.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	2,723	100	2001	2,723	516,917																									
FGR	572	55	2001	315	59,798																									
FOP	91	30	2001	27	5,125																									
FST	100	55	2001	55	10,441																									
FUS	605	100	2001	605	114,850																									
FUS	1,172	100	2026	1,172	222,485																									
PTO	50	5	2001	2	379																									
STR	40	10	2026	4	759																									
TOTALS		5,353			4,903	930,754																								
EXTRA FEATURES					2058 OAK MARSH DR, FERNANDINA BEACH																									
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	0920	CWALL-WD/M	0	0	0	92.00	LF	390.00	390.00	100	2000	2000	3	20	7,176															
3	0300	BOAT DCK W	0	0	0	1,198.00	SF	40.00	40.00	100	2024	2022		93	44,566															
4	0317	DCK PLNG W	0	0	0	4.00	UT	1,000.00	1,000.00	100	2024	2023		93	3,720															
5	0310	AL GANG WY	0	0	0	20.00	LF	115.00	115.00	100	2024	2023		93	2,139															
6	0303	FLT DOCK W	0	0	36	288.00	SF	26.00	26.00	100	2024	2023		95	7,114															
7	0323	BOAT LFT H	0	0	0	1.00	UT	2,500.00	2,500.00	100	2024	2023		93	2,325															
LAND DESCRIPTION										TOTAL OB/XF										67,040										
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	000116	C	RES MARSH	0	0006	R-1	95.00	110.00	95.00	FF		1.00	1.00	1.00	6,750.00	6,750.00	641,250													
2	009620	C	MARSH	0		R-1	0.00	0.00	1.00	UT		1.00	1.00	1.00	100.00	100.00	100													