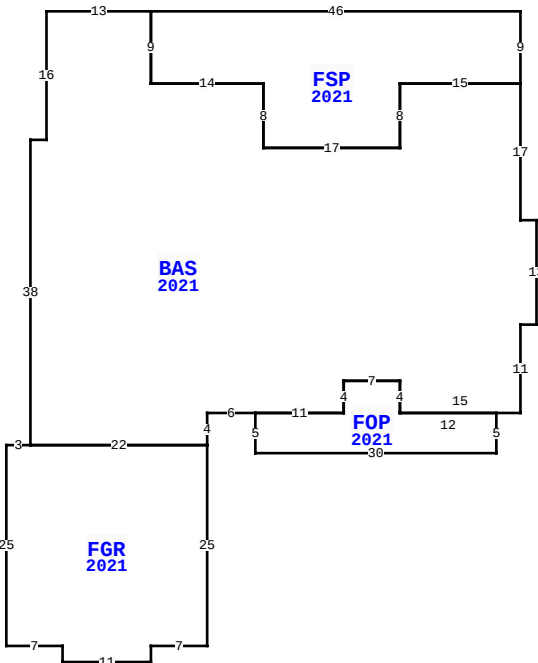


NESTEL TODD D & CINDY B
2044 OAK MARSH DR
FERNANDINA BEACH, FL 32034

2026

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	NORM	% COND	VALUATION SUMMARY												
Exterior Wall		31	HARDIE BRD 100		0500	01	3,183	110.5104	183.45	583,921	2021	2021	0	0	1.50	98.50	VALUATION BY		STANDARD											
Roof Structur		03	GABLE/HIP 100		1 SFR CUST 100% - 2022													Heated Area: 2554 HX Base Yr 2022												
Roof Cover		03	COMP SHNGL 100																											
Interior Wall		05	DRYWALL 100																											
Interior Floo		12	HARDWOOD 70																											
Interior Floo		11	CLAY TILE 30																											
Air Condition		03	CENTRAL 100																											
Heating Type		04	AIR DUCTED 100																											
Bedrooms			3 100																											
Bathrooms			2.5 100																											
Frame		02	WOOD FRAME 100																											
Stories		1.	1. 100																											
Units		0	0 100																											
Occupancy		00	NONE 100																											
Quality		04	Quality Level 04																											
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	2,554	100	2021	2,554	461,503																									
FGR	647	55	2021	356	64,328																									
FOP	178	30	2021	53	9,577																									
FSP	550	40	2021	220	39,754																									
TOTALS		3,929		3,183	575,162																									
EXTRA FEATURES					2044 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													
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2021	2021	3	99	3,465														
3	0300	BOAT DCK W	0	100	0	0	3,056.00	SF	40.00	40.00	100	2024	2023		95	116,128														
4	0317	DCK PLNG W	0	100	0	0	2.00	UT	1,000.00	1,000.00	100	2024	2023		93	1,860														
5	0310	AL GANG WY	0	100	0	0	20.00	LF	115.00	115.00	100	2024	2023		93	2,139														
6	0303	FLT DOCK W	0	100	14	9	126.00	SF	26.00	26.00	100	2024	2023		95	3,112														
7	0323	BOAT LFT H	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2024	2023		93	2,325														
8	0350	CARPORT WD	0	100	34	15	510.00	SF	13.00	13.00	100	2024	2023		93	6,166														
LAND DESCRIPTION																		TOTAL OB/XF 135,195												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	100	0006	R-1	92.00	216.00	92.00	FF		1.00	1.00	1.00	6,750.00	6,750.00	621,000													
REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 621,000 Market: 0 Agricultural: 0 Common: 621,000 PRINTED 07/09/2026 BY SYS																														