



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	12	HARDWOOD 50
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		0 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,269	100	1993	2,269	521,955
FGR	460	55	1993	253	58,200
FOP	21	30	1993	6	1,380
FSP	190	40	1993	76	17,483
PTO	56	5	1993	3	690
TOTALS	2,996			2,607	599,708

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		RSF-1	0.00	0.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0500	11	2,607	158.3712	262.90	685,380	1993	2000		0	0	12.50	87.50	
1 SFR CUST 0% - 2026 Heated Area: 2269 HX Base Yr													
15 MARSH CREEK RD, FERNANDINA BEACH													
BLD DATE: 03/14/2024 MLU													

TOTAL OB/XF 1,400													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993

TOTAL OB/XF 1,400													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993

NASSAU COUNTY PROPERTY			
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		599,708	
TOTAL MARKET OB/XF VALUE		1,400	
TOTAL LAND VALUE - MARKET		600,000	
TOTAL MARKET VALUE		1,201,108	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,201,108	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,201,108	
TOTAL JUST VALUE		1,201,108	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		905,109	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8291	NEW CONSTR	139,000	08/06/1992

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2810/1769	8/22/2025	WD	Q	I	01
GRANTOR: SULASKI ROBERT LOUIS					
GRANTEE: GOSA JAMES JAKE II					
2655/1127	7/21/2023	WD	Q	I	01
GRANTOR: KAYSER PAUL R & JANE					
GRANTEE: SULASKI ROBERT LOUI					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W33 FSP=[YR=1993] N10 W19 S10 E19\$ W19 N10 W14 S40 PTO=[YR=1993] S7 FGR=[YR=1993] S22E5 S2 E10 N2 E5 N22 W20\$ E8 N7W8\$ E8 S7 E19 N7 E13 FOP=[YR=1993] S1 E7N3 W7 S2\$ N2 E7 S2 E5 S4 E10 N4 E2 N5 E2 N25\$.									