

LOT 45  
IN OR 1950/1794  
MARSH CREEK VILLAGE UNIT 1B

LAPRE DAVID G & ANNE  
13 MARSH HAWK RD  
FERNANDINA BEACH, FL 32034

2026

01-6N-29-131B-0045-0000



| BUILDING CHARACTERISTICS |     |                |
|--------------------------|-----|----------------|
| ELEMENT                  | CD  | CONSTRUCTION   |
| Exterior Wall            | 16  | WD FR STUC 100 |
| Roof Structure           | 08  | IRREGULAR 100  |
| Roof Cover               | 03  | COMP SHNGL 100 |
| Interior Wall            | 05  | DRYWALL 100    |
| Interior Floor           | 12  | HARDWOOD 50    |
| Interior Floor           | 14  | CARPET 50      |
| Air Condition            | 03  | CENTRAL 100    |
| Heating Type             | 04  | AIR DUCTED 100 |
| Bedrooms                 | 3   | 100            |
| Bathrooms                | 4.5 | 100            |
| Frame                    | 02  | WOOD FRAME 100 |
| Stories                  | 2.  | 100            |
| Units                    | 0   | 100            |
| Occupancy                | 00  | NONE 100       |

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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       | 2,663            | 100         | 1998 | 2,663        | 469,959              |
| BAS       | 154              | 100         | 2009 | 154          | 27,177               |
| BAS       | 156              | 100         | 2009 | 156          | 27,530               |
| FGR       | 784              | 55          | 1998 | 431          | 76,062               |
| FOP       | 270              | 30          | 1998 | 81           | 14,295               |
| FSP       | 212              | 40          | 2009 | 85           | 15,001               |
| FUS       | 1,503            | 100         | 1998 | 1,503        | 265,245              |
| UOP       | 63               | 20          | 1998 | 13           | 2,294                |
| UOP       | 70               | 20          | 1998 | 14           | 2,470                |

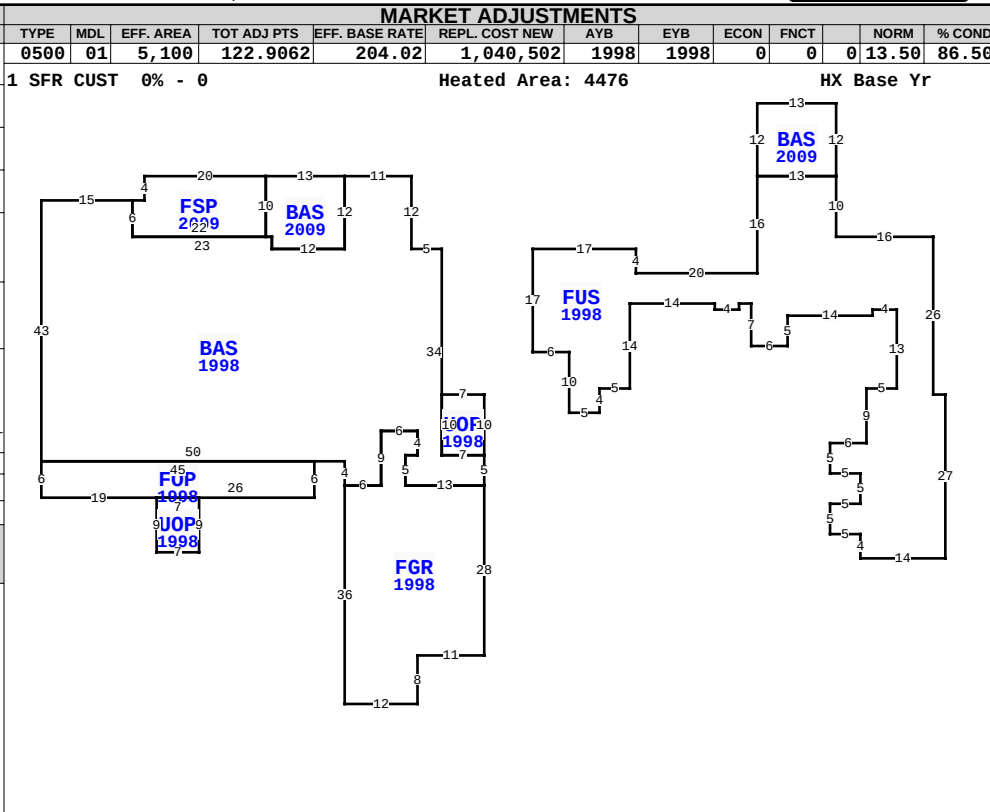
TOTALS 5,875 5,100 900,034

EXTRA FEATURES

| 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   | 0504       | FP-ELECTRI  | 0       | 0 | 0 | 1.00  | UT | 2,000.00 | 2,000.00       | 100       | 1998    | 1998        | 3 | 79     | 1,580           |       |
| 4   | 0504       | FP-ELECTRI  | 0       | 0 | 0 | 1.00  | UT | 2,000.00 | 2,000.00       | 100       | 2009    | 2009        | 3 | 91     | 1,820           |       |

LAND DESCRIPTION

| 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   | 000131   | C   | RES CREEK            | 0   |     | RSF-1    | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     | 1.00   | 1.00    | 900,000.00 | 900,000.00     | 900,000    |                             |      |         |      |     |    |        |



13 MARSH HAWK RD, FERNANDINA BEACH

| BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE |
|----------|---------|----------|----------|-----------|---------|
|          |         |          |          |           |         |

TOTAL OB/XF 3,400

| NASSAU COUNTY PROPERTY    |              | PAGE 1 of 1 | 5         |
|---------------------------|--------------|-------------|-----------|
| VALUATION SUMMARY         |              | STANDARD    |           |
| VALUATION BY              | Tax Group: 5 | Tax Dist:   |           |
| BUILDING MARKET VALUE     |              |             | 900,034   |
| TOTAL MARKET OB/XF VALUE  |              |             | 3,400     |
| TOTAL LAND VALUE - MARKET |              |             | 900,000   |
| TOTAL MARKET VALUE        |              |             | 1,803,434 |
| SOH/AGL Deduction         |              |             | 22,497    |
| ASSESSED VALUE            |              |             | 1,780,937 |
| TOTAL EXEMPTION VALUE     |              |             | 0         |
| BASE TAXABLE VALUE        |              |             | 1,780,937 |
| TOTAL JUST VALUE          |              |             | 1,803,434 |
| NCON VALUE                |              |             | 0         |
| INCOME VALUE              |              |             |           |
| PREVIOUS YEAR MKT VALUE   |              |             | 1,655,123 |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| R11356     | REPAIR/RRF  | 8,500   | 06/01/2008 |
| B21571     | REMODEL     | 175,000 | 06/01/2008 |
| B9704287   | NEW CONSTR  | 409,000 | 09/01/1997 |

| SALES DATA                   |            |           |     |     |        |
|------------------------------|------------|-----------|-----|-----|--------|
| OFF RECORD Number            | DATE       | TYPE INST | Q U | V I | RSN CD |
| 1950/1794                    | 12/08/2014 | WD        | Q   | I   | 01     |
| GRANTOR: PRINCE JESSE J      |            |           |     |     |        |
| GRANTEE: LAPRE DAVID G & ANN |            |           |     |     |        |
| 1925/1170                    | 6/25/2014  | QC        | U   | I   | 11     |
| GRANTOR: BAILEY DOROTHY J    |            |           |     |     |        |
| GRANTEE: PRINCE JESSE J      |            |           |     |     |        |

BUILDING NOTES

| BUILDING DIMENSIONS |  |
|---------------------|--|
|---------------------|--|

BAS=[YR=1998] W5 N12 W11 BAS=[YR=2009] W13 FSP=[YR=2009] W20 S4 W2 S6 E22 N10\$ S10E1 S2 E12 N12 \$ S12 W12 N2 W23 N6 W15 S43 FOP=[YR=1998] S6 E19 UOP=[YR=1998] S9 E7N9 W7 \$ E26 N6 W45 \$ E50 S4 FGR=[YR=1998] S36 E12 N8 E11 N28 W13 N5 E2 N4 W6 S9 W6 \$ E6 N9 E6 S4 W2 S5 E13 N5 UOP=[YR=1998] N10 W7 S10 E7 \$ W7 N34 \$ PTR= E15 FUS=[YR=1998] E17 S4 E20 N16 BAS=[YR=2009] N12 E13 S12 W13 \$ E13 S10 E16 S26 E2 S27 W14 N4 W5 N5 E5 N5 W5 N5 E6 N9 E5 N13 W4 S1 W14 S5 W6 N7 W2 S1 W4 N1 W14 S14 W5 S4 W5 N10 W6 N17 \$ W15 \$ .