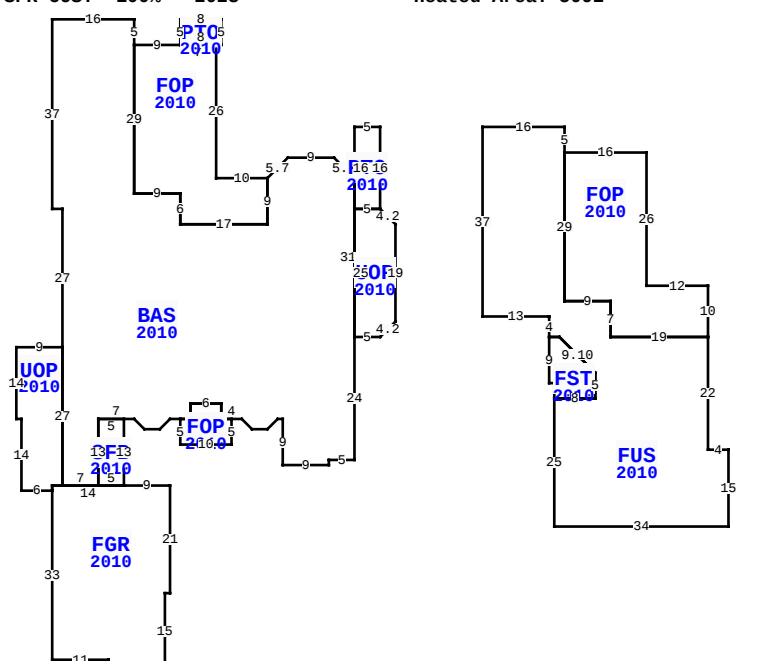


SEACLUSSION TRUST/TRON JENNIFER TRUSTEE
11 MARSH HAWK RD
FERNANDINA BEACH, FL 32034

01-6N-29-AICO-0002-0030

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1										
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND								
Exterior Wall	17	CB STUCCO 60								0500	12	6,051	189.6010	314.74	1,904,492	2010	2010		0	0	7.50	92.50								
Exterior Wall	16	WD FR STUC 40								1 SFR CUST 100% - 2023										Heated Area: 5091 HX Base Yr 2023										
Roof Structure	08	IRREGULAR 100																												
Roof Cover	03	COMP SHNGL 100																												
Interior Wall	05	DRYWALL 100																												
Interior Floo	12	HARDWOOD 50																												
Interior Floo	15	HARDTILE 50																												
Air Condition	03	CENTRAL 100																												
Heating Type	04	AIR DUCTED 100																												
Bedrooms	4	100																												
Bathrooms	5	100																												
Frame	02	WOOD FRAME 100																												
Stories	2.	100																												
Units	0	100																												
Quality		03	Quality Level 03																											
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	3,273	100	2010	3,273	952,883																									
FGR	791	55	2010	435	126,644																									
FOP	68	30	2010	20	5,823																									
FOP	596	30	2010	179	52,113																									
FOP	633	30	2010	190	55,316																									
FST	81	55	2010	45	13,101																									
FUS	1,766	100	2010	1,766	514,144																									
PTO	40	5	2010	2	582																									
PTO	80	5	2010	4	1,165																									
SFB	65	80	2010	52	15,139																									
TOTALS		7,820		6,051	1,761,655																									
EXTRA FEATURES										11 MARSH HAWK RD, 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														
3	0300	BOAT DCK W	0 100	0	0	330.00	SF	40.00	40.00	100	2010	2010	3	52	6,864															
4	0920	CWALL-WD/M	0 100	0	0	88.00	LF	390.00	390.00	100	2010	2010	3	35	12,012															
5	0410	ELEVATOR	0 100	0	0	1.00	UT	10,000.00	10,000.00	100	2010	2010	3	100	10,000															
7	0860	POOL/SPA	0 100	0	0	1.00	UT	50,000.00	50,000.00	100	2010	2010	04	85	42,500															
8	1076	TRELLIS A	0 100	0	0	64.00	SF	7.50	7.50	100	2010	2010	3	85	408															
11	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2010	2010	3	92	3,220															
12	0600	SUMMER KIT	1 100	0	0	1.00	UT	5,000.00	5,000.00	100	2023	2010		35	1,750															
13	0912	SCRN RM G	0 100	0	0	610.00	SF	21.00	21.00	100	2025	2024		97	12,426															
LAND DESCRIPTION										TOTAL OB/XF 89,180																				
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	000131	C	RES CREEK	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	900,000.00	900,000.00	900,000													
REVIEW DATE 10/15/2024 BY DJ Total Acres: 0.00 Total Land Value: 900,000 Market: 0 Agricultural: 0 Common: 900,000 PRINTED 07/09/2026 BY SYS																														