



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 80				0500	22	4,891	266.0515	441.65	2,160,110	2023	2023	0	0	0	0.65	99.35	VALUATION BY				STANDARD																						
Exterior Wall	17	CB STUCCO 10				1 SFR CUST 100% - 2025										Heated Area: 4327										HX Base Yr 2025																			
Exterior Wall	20	FACE BRICK 10																								Tax Group: 5										Tax Dist:									
Roof Structur	08	IRREGULAR 100																								BUILDING MARKET VALUE										2,146,069									
Roof Cover	03	COMP SHNGL 100																								TOTAL MARKET OB/XF VALUE										39,797									
Interior Wall	05	DRYWALL 100																								TOTAL LAND VALUE - MARKET										1,300,000									
Interior Floo	12	HARDWOOD 70																								TOTAL MARKET VALUE										3,485,866									
Interior Floo	11	CLAY TILE 30																								SOH/AGL Deduction										0									
Air Condition	03	CENTRAL 100																								ASSESSED VALUE										3,485,866									
Heating Type	04	AIR DUCTED 100																								TOTAL EXEMPTION VALUE										HX HB 51,411									
Bedrooms		4 100																								BASE TAXABLE VALUE										3,434,455									
Bathrooms		4.5 100																								TOTAL JUST VALUE										3,485,866									
Frame	02	WOOD FRAME 100																								NCON VALUE										0									
Stories	2.	2. 100																								INCOME VALUE																			
Units		0 100																								PREVIOUS YEAR MKT VALUE										3,475,577									
Quality		02 Quality Level 02																																											
DOR CODE		0100 SINGLE FAMILY																																											
MAP NUM						MKT AREA				10																																			
NEIGHBORHOOD/LOC		10007.00																																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																								
BAS	3,007	100	2023	3,007	319,410																																								
FGR	579	55	2023	318	139,532																																								
FOP	66	30	2023	20	8,776																																								
FOP	77	30	2023	23	10,092																																								
FSP	384	40	2023	154	67,572																																								
FUS	575	100	2023	575	252,298																																								
FUS	745	100	2023	745	326,890																																								
STP	35	10	2023	4	1,756																																								
STR	88	10	2023	9	3,949																																								
UOP	180	20	2023	36	15,796																																								
TOTALS	5,736			4,891	146,069																																								
EXTRA FEATURES						2 MARSH POINT RD, FERNANDINA BEACH										BLD DATE										LGL DATE																			
																XF DATE										LAND DATE																			
																INC DATE										AG DATE																			
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	04/08/2024 MLU																											
1	0920	CWALL-WD/M	0	100	0	0	62.00	LF	390.00	390.00	100	2023	2023		93	22,487																													
4	1123	CB 8"	0	100	0	0	170.00	SF	6.15	6.15	100	2023	2023		99	1,035																													
5	0600	SUMMER KIT	0	100	0	0	1.00	UT	17,500.00	17,500.00	100	2024	2023		93	16,275																													