

PALMER BRIAN C & MARGARET M
4 MARSH POINT RD
FERNANDINA BEACH, FL 32034

03-6N-29-00LP-0082-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1									
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		16	WD FR STUC 70		0500	12	6,465	167.9676	278.83	1,802,636	1991	2001	0	0	0	12.00	88.00	VALUATION BY		STANDARD																			
Exterior Wall		17	CB STUCCO 30		1 SFR CUST 100% - 2022										Heated Area: 5177										HX Base Yr 2022														
Roof Structur		03	GABLE/HIP 100																																				
Roof Cover		03	COMP SHNGL 100																																				
Interior Wall		05	DRYWALL 100																																				
Interior Floo		12	HARDWOOD 50																																				
Interior Floo		14	CARPET 50																																				
Air Condition		03	CENTRAL 100																																				
Heating Type		04	AIR DUCTED 100																																				
Bedrooms			5 100																																				
Bathrooms			6 100																																				
Frame		02	WOOD FRAME 100																																				
Stories		3.	3. 100																																				
Units			0 100																																				
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	2,874	100	1993	2,874	705,194																																		
FOP	972	30	1993	292	71,648																																		
FSP	178	40	1993	71	17,421																																		
FST	122	55	1993	67	16,440																																		
FUS	2,303	100	1993	2,303	565,088																																		
UBM	2,147	20	1993	429	105,264																																		
UGR	526	45	1993	237	58,153																																		
UOP	962	20	1993	192	47,111																																		
TOTALS		10,084			6,465,586,320																																		
EXTRA FEATURES					4 MARSH POINT RD, FERNANDINA BEACH										BLD DATE					LGL DATE					04/08/2024					MLU									
															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																						
1	0504	FP-ELECTRI	0 100	0	0		2.00	UT	2,000.00	2,000.00	100	1991	1991	3	66	2,640																							
3	1242	WD DECK A	0 100	0	0		1,034.00	SF	10.00	10.00	100	1991	1991	3	20	2,068																							
5	0860	POOL/SPA	0 100	0	0		1.00	UT	60,000.00	60,000.00	100	1991	1991	05	85	51,000																							
6	0410	ELEVATOR	0 100	0	0		1.00	UT	10,000.00	10,000.00	100	1991	1991	3	100	10,000																							
9	0920	CWALL-WD/M	1 100	0	0		70.00	LF	390.00	390.00	100	2023	2022		90	24,570																							
LAND DESCRIPTION										TOTAL OB/XF										90,278																			
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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	1,050,000.00	1,050,000.00	1,050,000																					