

LOT 83
IN OR 2181/428
LONG POINT #1 PB 5/85-89

AUSTEN WILLIAM & NANCY JOINT REV LVG TRUST/AUSTEN
6 MARSH POINT RD
FERNANDINA BEACH, FL 32034

2026

03-6N-29-00LP-0083-0000



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	10	ABOVE AVG 100	0500	12	5,312	177.6348	294.87	1,566,349	2021	2021		0	0	1.50	98.50	VALUATION BY	STANDARD																																
Roof Structur	08	IRREGULAR 100	1 SFR CUST 100% - 2022													Heated Area: 3967		HX Base Yr 2022																															
Roof Cover	03	COMP SHNGL 100														Tax Group: 5		Tax Dist:																															
Interior Wall	05	DRYWALL 100														BUILDING MARKET VALUE		1,542,854																															
Interior Floo	12	HARDWOOD 80														TOTAL MARKET OB/XF VALUE		59,680																															
Interior Floo	15	HARDTILE 20														TOTAL LAND VALUE - MARKET		1,050,000																															
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE		2,652,534																															
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction		758,782																															
Bedrooms		4 100														ASSESSED VALUE		1,893,752																															
Bathrooms		4.5 100														TOTAL EXEMPTION VALUE		HX HB		51,411																													
Frame	02	WOOD FRAME 100														BASE TAXABLE VALUE		1,842,341																															
Stories	2.	2. 100														TOTAL JUST VALUE		2,652,534																															
Units		0 100														NCON VALUE		0																															
Quality			02	Quality Level 02												INCOME VALUE		2,320,946																															
DOR CODE			0100	SINGLE FAMILY												PREVIOUS YEAR MKT VALUE		2,320,946																															
MAP NUM				MKT AREA		10																																											
NEIGHBORHOOD/LOC			10007.00																																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																												
BAL	126	15	2021	19	5,519																																												
BAS	2,221	100	2021	2,221	645,082																																												
FGR	1,132	55	2021	623	180,948																																												
FOP	126	30	2021	38	11,037																																												
FOP	808	30	2021	242	70,289																																												
FST	764	55	2021	420	121,987																																												
FUS	1,746	100	2021	1,746	507,120																																												
STR	32	10	2021	3	872																																												
TOTALS			6,955		5,312	1,542,854																																											
EXTRA FEATURES						6 MARSH POINT RD, FERNANDINA BEACH												BLD DATE		LGL DATE		04/08/2024																											
																		XF DATE		LAND DATE		MLU																											
																		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	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	99	1,980																																	
3	0409	ELEVATOR R	0	100	0	0	1.00	UT	10,200.00	10,200.00	100	2021	2021	3	100	10,200																																	
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2024	2020	04	95	47,500																																	