LOT 85
LONG POINT #1 PB 5/85-89
ESMT IN OR 2741/1769

CHURCH ALLISON C & BRADLEY J
10 MARSH POINT ROAD
FERNANDINA BEACH, FL 32034

2026

03-6N-29-00LP-0085-0000

BUILDING CHARACTERISTICS

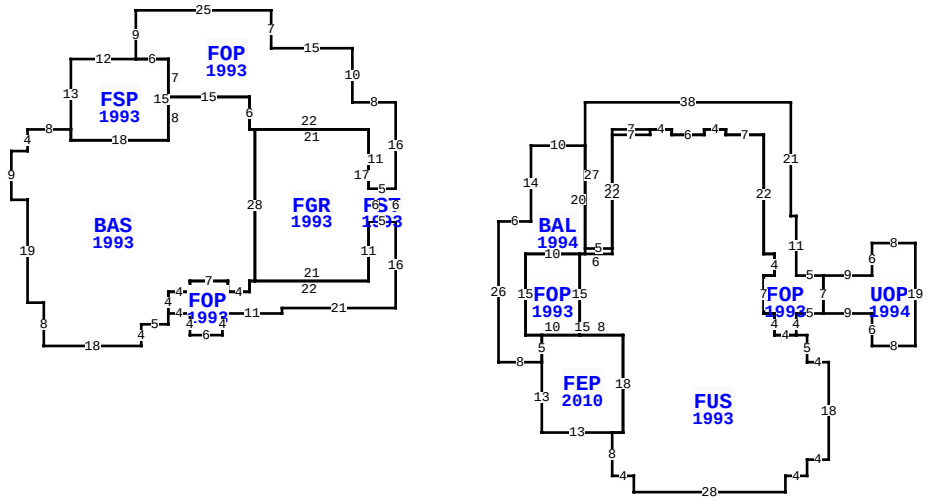
ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 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
BAL	351	15	1994	53	12,857
BAS	1,541	100	1993	1,541	373,819
FEP	270	80	2010	216	52,397
FGR	588	55	1993	323	78,354
FOP	150	30	1993	45	10,916
FOP	294	30	1993	88	21,347
FOP	544	30	1993	163	39,541
FOP	702	30	1993	211	51,185
FSP	270	40	1993	108	26,199
FST	30	55	1993	16	3,881
TOTALS	7,161			5,013	1,216,064

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	5,013	167.9676	278.83	1,397,775	1989	1999	0	0	0	13.00	87.00

1 SFR CUST 100% - 2021 Heated Area: 3747 HX Base Yr 2021



** This building has 12 Sub-Areas

10 MARSH POINT RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		1,216,064
TOTAL MARKET OB/XF VALUE		73,743
TOTAL LAND VALUE - MARKET		1,050,000
TOTAL MARKET VALUE		2,339,807
SOH/AGL Deduction		1,091,902
ASSESSED VALUE		1,247,905
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		1,196,494
TOTAL JUST VALUE		2,339,807
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,103,655

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226458	740 SFDECK	14,741	09/03/2012
B1226430	DEMO DECK	2,000	09/03/2012
B23033	REMODEL	18,678	11/01/2009
5108	NEW CONSTR	390,500	08/17/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2387/1546	8/27/2020	WD	Q	I	01	1,161,900
GRANTOR: HURST PAMELA C & WILL						
GRANTEE: CHURCH ALLISON C &						
0786/1085	3/07/1997	WD	Q	I		550,000
GRANTOR: JAMISON WILLIAM H & A						
GRANTEE: HURST PAMELA C						

EXTRA FEATURES

LN	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	1989	1989	3	62	1,240	
4	1242	WD DECK A	0	100	0	0	292.00	SF	10.00	10.00	100	2012	2012	3	45	1,314	
5	0920	CWALL-WD/M	1	100	0	0	120.00	LF	390.00	390.00	100	2023	2021		86	40,248	
6	0300	BOAT DCK W	1	100	0	0	720.00	SF	40.00	40.00	100	2023	2022		93	26,784	
7	0310	AL GANG WY	1	100	0	0	14.00	LF	115.00	115.00	100	2023	2022		90	1,449	
8	0303	FLT DOCK W	1	100	14	8	112.00	SF	26.00	26.00	100	2023	2022		93	2,708	

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W8N10W15N7W25S9 FSP=[YR=1993]
W12S13BAS=[YR=1993] W8S4W3S9 E3 S19E3S8E18N4
E5N2FOP=[YR=1993] E4 S4E6N4E11N1 E21 N16 FST=[YR=1993] N6
W5S6E5$ W5 FGR=[YR=1993] N17 W21 S28 E21N11 $ S11W22 S2 W4
N2W7S2W4 S4$ N4E4N2E7S2E4N2E1N28W1N6 W15S8W18N2$
S2E18N15W6$E6S7E15 S6E22S11E5N16$PTR=E35FOP=[YR=1993]
E38S21E1S11E5 UOP=[YR=1994] E9N6E8 S19W8N6W9N7$
S7W5S4FUS=[YR=1993] E2 S5E4 S18W4S3W4S3W28N3W4N8
FEP=[YR=2010] W13N13BAL=[YR=1994] W8N26E6 N14E10S20W1
FOP=[YR=1993] S15W10N15 E10$ W10S15E3S5$ N5E15S18W2$
E2N18W8N15E6N22E7N1E4S1E6N1E4 S1E7S22E2S4W2S7E2S4E4$ W4N4W2
N7E2N4W2N22W7N1W4S1W6N1W4W7S22 W5N27$ W35$.

LAND DESCRIPTION

TOTAL OB/XF 73,743

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	0006	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							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 1,050,000 Market: 0 Agricultural: 0 Common: 1,050,000 PRINTED 07/09/2026 BY SYS