

LOT 87
IN OR 2001/1900
LONG POINT #1 PB 5/85-89

CANTER CHARLES W & JANET H
14 MARSH POINT RD
FERNANDINA BEACH, FL 32034

2026

03-6N-29-00LP-0087-0000



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	PAGE 1 of 2 5																	
Exterior Wall	10	ABOVE AVG 100	0500	12	5,815	168.4208	279.58	1,625,758	1997	2007	0	0	0	8.50	91.50	VALUATION BY STANDARD																	
Roof Structur	08	IRREGULAR 100	1 SFR CUST 100% - 2016														Heated Area: 5247																
Roof Cover	03	COMP SHNGL 100															HX Base Yr 2016																
Interior Wall	05	DRYWALL 90																															
Interior Wall	08	DECORATIVE 10																															
Interior Floo	12	HARDWOOD 60																															
Interior Floo	14	CARPET 40																															
Air Condition	03	CENTRAL 100																															
Heating Type	04	AIR DUCTED 100																															
Bedrooms		3 100																															
Bathrooms		4.5 100																															
Frame	02	WOOD FRAME 100																															
Stories	2.	2. 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	3,563	100	1997	3,563	911,472																												
FGR	676	55	1997	372	95,164																												
FOP	91	30	1997	27	6,907																												
FOP	140	30	1997	42	10,744																												
FOP	168	30	1997	50	12,791																												
FST	18	55	1997	10	2,558																												
FST	56	55	1997	31	7,930																												
FUS	647	100	1997	647	165,513																												
FUS	1,037	100	1997	1,037	265,280																												
UOP	24	20	1997	5	1,279																												
TOTALS	6,573			5,815	487,569																												
EXTRA FEATURES						14 MARSH POINT 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																	
1	1242	WD DECK A	0	100	6	4		24.00	SF 10.00	10.00	100	1997	1997	3	20	48																	
2	0504	FP-ELECTRI	0	100	0	0		1.00	UT 2,000.00	2,000.00	100	1997	1997	3	77	1,540																	
6	1126	CB/STC 8"	0	100	0	0		596.00	SF 8.00	8.00	100	1997	1997	3	70	3,338																	
7	0860	POOL/SPA	0	100	0	0		1.00	UT 50,000.00	50,000.00	100	1997	1997	04	85	42,500																	
9	0300	BOAT DCK W	0	100	0	0		480.00	SF 40.00	40.00	100	2017	2017	3	78	14,976																	
10	0912	SCRN RM G	0	100	36	34		1,224.00	SF 21.00	21.00	100	1997	1997		20	5,141																	
TOTAL OB/XF 67,543																																	
LAND DESCRIPTION																																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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																
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																																	

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