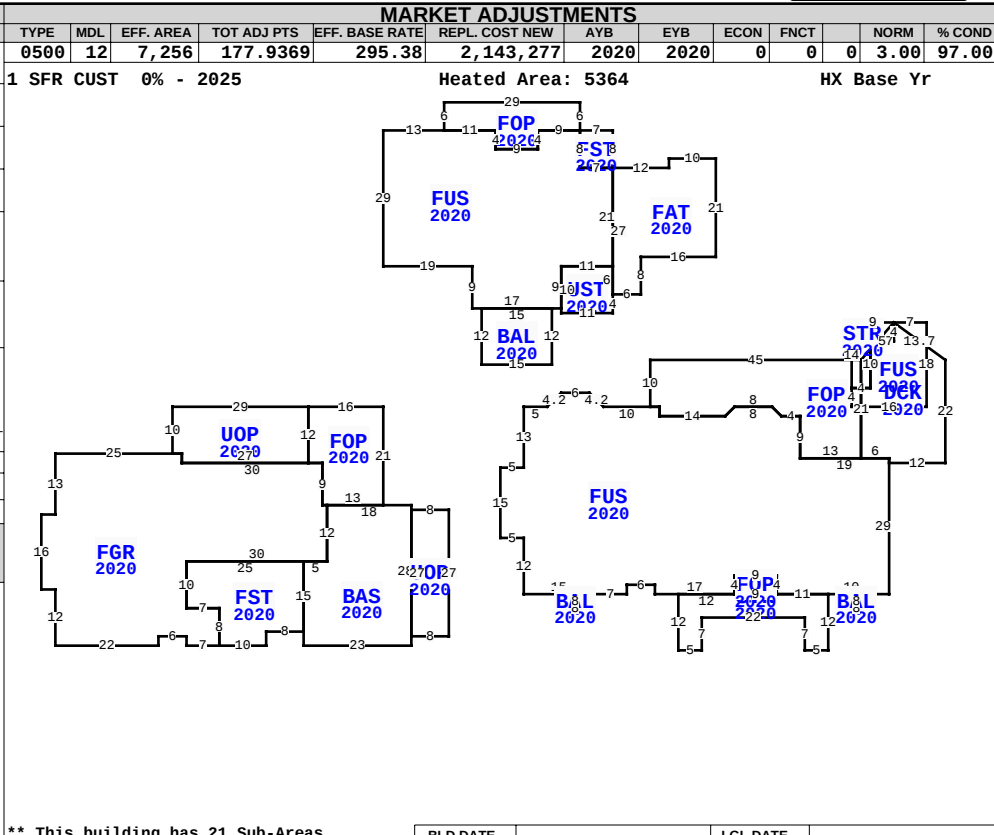




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 60
Exterior Wall	20	FACE BRICK 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	5	100
Frame	04	REIN CONC 100
Stories	3.5	3.5 100
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
BAL	24	15	2020	4	1,147
BAL	24	15	2020	4	1,147
BAL	180	15	2020	27	7,736
BAS	630	100	2020	630	180,506
DCK	462	10	2020	46	13,179
FAT	486	20	2020	97	27,792
FGR	1,859	55	2020	1,022	292,822
FOP	36	30	2020	11	3,152
FOP	210	30	2020	63	18,051
FOP	309	30	2020	93	26,646
TOTALS	10,928			7,256	2,078,979



MARSH POINT RD, FERNANDINA BEACH	BLD DATE	LGL DATE	04/08/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

EXTRA FEATURES																	
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	0409	ELEVATOR R	0	0	0	0	1.00	UT	12,240.00	12,240.00	100	2020	2020	3	100	12,240	
2	0500	FP-PRE FAB	0	0	0	0	2.00	UT	3,500.00	3,500.00	100	2020	2020	3	98	6,860	
4	0300	BOAT DCK W	0	0	0	0	1,125.00	SF	40.00	40.00	100	2020	2020	3	87	39,150	
5	0303	FLT DOCK W	0	0	8	16	128.00	SF	26.00	26.00	100	2020	2020	3	87	2,895	
6	0310	AL GANG WY	0	0	0	0	20.00	LF	115.00	115.00	100	2020	2020	3	82	1,886	

LAND DESCRIPTION										TOTAL OB/XF								63,031	
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	LA VA		
1	000116	C	RES MARSH	0		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: 04/01/2025 BY: C5 TOTAL: 0.00 TOTAL LND: 0.00 TOTAL UTS: 0.00 TOTAL ADJ: 0.00 TOTAL PRICE: 0.00																			

NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE			2,078,979
TOTAL MARKET OB/XF VALUE			63,031
TOTAL LAND VALUE - MARKET			1,050,000
TOTAL MARKET VALUE			3,192,010
SOH/AGL Deduction			100,749
ASSESSED VALUE			3,091,261
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			3,091,261
TOTAL JUST VALUE			3,192,010
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			2,810,237

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1804106	NEW CONSTR	774,467	04/24/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2747/194	10/30/2024	QC	U	I	11	100
GRANTOR:16 MARSH POINT LLC						
GRANTEE:DAVIS STEFAN M & PH						
2128/1611	6/23/2017	WD	Q	V	01	645,000
GRANTOR:PHILIPP CHERYL E						
GRANTEE:16 MARSH POINT LLC						

BUILDING NOTES														
BUILDING DIMENSIONS														
FOP=[YR=2020] W16 UOP=[YR=2020] W29 S10 FGR=[YR=2020] W25 S13 W3 S16 E3 S12 E22 N2 E6 S2 E7 FST=[YR=2020] E10 N 3 E8 BAS=[YR=2020] S3 E23 N2 UOP=[YR=2020] E8 N27 W8 S27 \$ N28 W18 S12 W5 S15\$ N15 W25 S10 E7S8 \$ N8 W7 N10 E30 N12 W1 N9 W30 N2 W 2 \$ E2 S2 E27 N12 \$ S12 E3 S9 E13 N21 \$ PTR= E30 FUS=[YR=2020] E5 U3 R3 E6 D3 R3 E10 FOP=[YR=2020] N10 E45 DCK=[YR=2020] U8 R7 D8 R11 S22 W12 N1 W6N21 \$ S21 W13 N9 W4 U2 L2 W8 D2 L2 W14 N2 W2 \$ E2 S2 E14 U2 R2 E8 D2 R2 E4 S9 E19 S29 W3 BAL=[YR=2020] S3W8 N3 E8 \$ W10 STR=[YR=2020] S12 W5N7W2S7W5N12E12FOP=[YR=2020] E9N4W9S4\$N4E9S4E11\$W11N4W9S4W17 N2W6S2W7BAL=[YR=2020] S3W8 N3 E8 \$ W15 N12 W5 N15 E5 N13 \$ W30 \$ PTR=N30 FUS=[YR=2020]														