

LOT 3
IN OR 2244/1778
MARSH CREEK VILLAGE 1 PB 4/18

HOCKER JAMES R & SUZANNE M
6 MARSH CREEK RD
FERNANDINA BEACH, FL 32034

2023

01-6N-29-1300-0003-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
CONSTRUCTION										VALUATION SUMMARY																						
ELEMENT	CD		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY																
Exterior Wall	16	WD FR STUC 50	0500	11	5,667	154.9802	220.85	1,251,557	2005	2005	0	0	0	8.50	91.50	STANDARD																
Exterior Wall	17	CB STUCCO 50	1 SFR CUST - 100% - 2019										Heated Area: 4535										HX Base Yr 2019									
Roof Structur	08	IRREGULAR 100																														
Roof Cover	03	COMP SHNGL 100																														
Interior Wall	05	DRYWALL 100																														
Interior Floo	14	CARPET 60																														
Interior Floo	11	CLAY TILE 40																														
Air Condition	03	CENTRAL 100																														
Heating Type	04	AIR DUCTED 100																														
Bedrooms	4	100																														
Bathrooms	5.5	100																														
Frame	03	MASONRY 100																														
Stories	2.	2. 100																														
Units	0	100																														
Quality										06	Quality Level 06																					
DOR CODE										0100	SINGLE FAMILY																					
MAP NUM										MKT AREA										10												
NEIGHBORHOOD/LOC										10001.00																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	2,612	100	2,612	527,827																												
FGR	637	55	350	70,728																												
FGR	698	55	384	77,597																												
FOP	324	30	97	19,601																												
FOP	335	30	100	20,208																												
FST	55	55	30	6,063																												
FUS	1,266	100	1,266	255,830																												
FUS	657	100	657	132,765																												
UOP	134	20	27	5,456																												
UOP	273	20	55	11,115																												
TOTALS	7,437		5,667	1,145,175																												
EXTRA FEATURES										6 MARSH CREEK RD, FERNANDINA BEACH																						
										BLD DATE										LGL DATE												
										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	2005	2005	3	90	3,600																
2	0812	CONCRETE C	0	100	0	0	2,273.00	SF	4.00	4.00	100	2005	2005	3	87	7,910																
3	0810	CONCRETE A	0	100	0	0	127.00	SF	6.50	6.50	100	2005	2005	3	87	718																
4	1126	CB/STC 8"	0	100	4	6	24.00	SF	8.00	8.00	100	2005	2005	3	87	167																
5	0462	ST/AL FNC	0	100	12	5	60.00	SF	10.00	10.00	100	2005	2005	3	44	264																
6	0450	PREFAB FNC	0	100	0	0	199.00	LF	4.00	4.00	100	2005	2005	3	27	215																
7	0855	CONC PAVER	0	100	0	0	1,260.00	SF	7.00	7.00	100	2006	2006	3	88	7,762																