

LOT 5
IN OR 2075/944
MARSH CREEK VILLAGE 1 PB 4/18

SEARLES ANN W TRUST/SEARLES WILLIAM D TRUSTEE
10 MARSH CREEK
FERNANDINA BEACH, FL 32034

2023

01-6N-29-1300-0005-0000



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 1													
Exterior Wall	16	WD FR STUC 100	0500	01	4,374	106.4800	151.73	663,667	1993	1993	0	0	0	14.50	85.50	VALUATION BY STANDARD												
Roof Structur	03	GABLE/HIP 100	1 SFR CUST - 100% - 2017													Heated Area: 3675												
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2017												
Interior Wall	05	DRYWALL 80																										
Interior Wall	08	DECORATIVE 20																										
Interior Floo	14	CARPET 60																										
Interior Floo	12	HARDWOOD 40																										
Air Condition	03	CENTRAL 100																										
Heating Type	04	AIR DUCTED 100																										
Bedrooms		3 100																										
Bathrooms		3.5 100																										
Frame	02	WOOD FRAME 100																										
Stories	1.5	1.5 100																										
Units		0 100																										
Occupancy	00	NONE 100																										
Quality	05	Quality Level 05																										
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	2,816	100	2,816	365,318																								
DCK	45	10	4	519																								
FGR	833	55	458	59,416																								
FOP	67	30	20	2,595																								
FOP	114	30	34	4,411																								
FSP	244	40	98	12,714																								
FST	49	55	27	3,503																								
FUS	859	100	859	111,437																								
UOP	60	20	12	1,557																								
UOP	112	20	22	2,854																								
TOTALS	5,318		4,374	567,435																								
EXTRA FEATURES					10 MARSH CREEK 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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	76	1,520												
2	0858	SCULP CONC	0	100	0	0	245.00	SF	13.00	13.00	100	1993	1993	3	90	2,867												
3	0858	SCULP CONC	0	100	0	0	108.00	SF	13.00	13.00	100	1993	1993	3	90	1,264												
4	1126	CB/STC 8"	0	100	0	0	260.00	SF	8.00	8.00	100	1993	1993	3	68	1,414												
5	0810	CONCRETE A	0	100	0	0	191.00	SF	6.50	6.50	100	1993	1993	3	68	844												
6	0812	CONCRETE C	0	100	0	0	2,136.00	SF	4.00	4.00	100	1993	1993	3	68	5,810												
7	0961	H-SHUTTERS	0	100	20	9	8.00	UT	800.00	800.00	100	2005	2005	3	96	6,144												
TOTAL OB/XF 19,863																												
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											
1	000140	C	SFR GOLF A	100	0003	RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	600,000.00	600,000.00	600,000											
REVIEW DATE 02/19/2015 BY DJ																												
Total Acres: 0.00 Total Land Value: 600,000 Market: 0 Agricultural: 0 Common: 600,000 PRINTED 08/02/2023 BY SYS																												

Diagram showing building layout and sub-areas:

- FUP 1993
- FUS 1993
- BAS 1993
- FSP 1993
- FST 1993
- FGR 1993
- UOP 1993

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2075/0944	9/13/2016	WD	U	I	11	100

GRANTOR: WEC FAMILY LLC

GRANTEE: SEARLES ANN W TRUST

1978/0585	5/06/2015	WD	Q	I	02	850,000
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GRANTOR: HERLIHY THOMAS M & LY

GRANTEE: WEC FAMILY LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 UOP=[YR=1993] N6 W8 DCK=[YR=1993] N3 W15 S3 E15\$ W22 S6 E1 FSP=[YR=2014] D4 R4 S4 E20 N4 R4 U4 L4 U2 N1 W20 S1 D2 L4 \$ R4 U2 N1 E20 S1 D2 R4 E1\$ W1 D4 L4 S4 W20 N4 L4 U4 W14 S18 W3 S18 E3 S13 E10 S2 E10 FOP=[YR=1993] S3 UOP=[YR=1993] S4 E15 N4 W15\$ E15 N3 W2 N2 W11 S2 W2\$ E2 N2 E11 S2 E11 S12 FGR=[YR=1993] S7 W10 S36 E5 S2 E12 N2 E5 N12 W1 N11 E1 N13 W1 FST=[YR=1993] N7 W7 S7 E7\$ W7 N7 W4\$ E11 N20 E1 N10 UOP=[YR=1993] E5 R4 U4 N7 U4 L4 W5 S15\$ N33\$ PTR=N20 FUS=[YR=1993] N1 E1 N17 W2 S1 W2 N3 W8 N4 E2 N1 W2 N4 E2 N2 E3 N12 E4 FOP=[YR=1993] N6 E19 S6 W19\$ E23 S12 E3 S2 E2 S4 W2 S1 E2 S4 W7 S4 W10 N2 W4 S17 E1 S1 W6\$ S20\$.