

LOT 31
IN OR 983/1516
MARSH CREEK VLG UNIT 1 PB 4/18

HOLBROOK JAMES L
5885 CASTLEBERRY ROAD
CUMMING, GA 30040

2023

01-6N-29-1300-0031-0000



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 5															
Exterior Wall	12	CEDAR 80	0500	01	3,979	113.2560	161.39	642,171	1982	1982	0	0	20.00	80.00	VALUATION BY STANDARD															
Exterior Wall	16	WD FR STUC 20	1 SFR CUST - 0% - 0													Heated Area: 3370 HX Base Yr														
Roof Structure	03	GABLE/HIP 100														VALUATION SUMMARY														
Roof Cover	03	COMP SHNGL 100														Tax Group: 5 Tax Dist:														
Interior Wall	05	DRYWALL 100														BUILDING MARKET VALUE 513,737														
Interior Floor	09	PINE WOOD 50														TOTAL MARKET OB/XF VALUE 10,982														
Interior Floor	11	CLAY TILE 50														TOTAL LAND VALUE - MARKET 450,000														
Air Condition	03	CENTRAL 100	TOTAL MARKET VALUE 974,719																											
Heating Type	04	AIR DUCTED 100	SOH/AGL Deduction 168,166																											
Bedrooms	3	100	ASSESSED VALUE 806,553																											
Bathrooms	3.5	100	TOTAL EXEMPTION VALUE 0																											
Frame	02	WOOD FRAME 100	BASE TAXABLE VALUE 806,553																											
Stories	2.	2. 100	TOTAL JUST VALUE 974,719																											
Units	0	100	NCON VALUE 0																											
BUD8 Adjustme	05	DIST 1A 100	INCOME VALUE																											
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE 788,154																											
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	2,234	100	2,234	288,436																										
BAS	184	100	184	23,757																										
DCK	108	10	11	1,420																										
FGR	510	55	280	36,151																										
FOP	49	30	15	1,937																										
FOP	60	30	18	2,324																										
FST	36	55	20	2,582																										
FST	60	55	33	4,261																										
FST	63	55	35	4,519																										
FUS	952	100	952	122,914																										
TOTALS	5,270		3,979	513,737																										
EXTRA FEATURES					** This building has 14 Sub-Areas																									
					18 MARSH CREEK RD, FERNANDINA BEACH																									
					BLD DATE																									
					XF DATE																									
					INC DATE																									
					LGL DATE																									
					LAND 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	0812	CONCRETE C	0	0	0	0	3,178.00	SF	4.00	4.00	100	1990	1990	3	62	7,881														
2	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1982	1982	3	54	1,080														
3	1100	VAC SYSTEM	0	0	0	0	1.00	UT	800.00	800.00	100	1982	1982	3	20	160														
4	0850	PEBBLE WLK	0	0	0	0	398.00	SF	3.50	3.50	100	1990	1990	3	62	864														
5	1126	CB/STC 8"	0	0	0	0	304.00	SF	8.00	8.00	100	1982	1982	3	41	997														
TOTAL OB/XF 10,982																														
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	0		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	450,000.00	450,000.00	450,000													
REVIEW DATE 11/07/2019 BY DJA Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 08/02/2023 BY SYS																														