

LEHMAN PHILIP R & DEBORAH S
28 MARSH CREEK RD
FERNANDINA BEACH, FL 32034

01-6N-29-1300-0049-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2									
ELEMENT										TYPE										MDL									
Exterior Wall 16										WD FR STUC 100										0500									
Roof Structur 08										IRREGULAR 100										01									
Roof Cover 03										COMP SHNGL 100										103.4880									
Interior Wall 05										DRYWALL 80										147.47									
Interior Wall 08										DECORATIVE 20										658,896									
Interior Floo 12										HARDWOOD 60										1996									
Interior Floo 14										CARPET 40										1996									
Air Condition 03										CENTRAL 100										EYB									
Heating Type 04										AIR DUCTED 100										ECON									
Bedrooms 3 100										3 100										FNCT									
Bathrooms 3 100										3 100										0									
Frame Stories 02										WOOD FRAME 100										NORM									
Units 1. 100										1. 100										% COND									
Occupancy 00										NONE 100										0									
Quality 04										Quality Level 04										0									
DOR CODE 0100										SINGLE FAMILY										13.00									
MAP NUM										MKT AREA										87.00									
NEIGHBORHOOD/LOC 10001.00																													
AREA TYPE										TOTAL GROSS AREA										PCT OF BASE									
TOTAL GROSS AREA										TOTAL ADJ AREA										SUBAREA MARKET VALUE									
BAS 3,707										100										3,707									
FGR 634										55										349									
FOP 42										30										13									
FSP 110										30										33									
SFB 505										40										202									
UOP 190										80										152									
UOP 21										20										4									
UOP 40										20										8									
TOTALS										5,249										4,468									
EXTRA FEATURES										28 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									
2 1126										CB/STC 8"										0 100									
3 0444										BOX FNC 4'										0 100									
4 0446										BOX FNC 6'										0 100									
5 1075										TRELLIS G										0 100									
6 1242										WD DECK A										0 100									
7 0300										BOAT DCK W										0 100									
8 0825										BRICK										0 100									
9 0812										CONCRETE C										0 100									
10 0300										BOAT DCK W										0 100									
TOTAL OB/XF										55,252																			
LAND DESCRIPTION										TOTAL OB/XF										55,252									
L N										USE CODE										CLS									
LAND USE DESCRIPTION										CAP										R D									
LOC ZONE										FRONT										DEPTH									
TOT LND UTS										UNIT TYPE										D T									
DPTH FACT										% COND										TOT ADJ									
UNIT PRICE										ADJ UNIT PRICE										LAND VALUE									
OTHER ADJUSTMENTS AND NOTES										YEAR										DENSITY									
DECL										FRZ										YR									
CONSRV																													
1 000130										C										SFR WATER									
100																				RS-1									
0.00										0.00										1.00									
LT																				1.00									
1.00										1.00										1.00									
750,000.00										750,000.00										750,000									
REVIEW DATE										11/02/2018										BY									
DJ										Total Acres: 0.00										Total Land Value: 750,000									
Market: 0										Agricultural: 0										Common: 750,000									
PRINTED 08/02/2023 BY SYS																													

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2										5				
ELEMENT		CD		CONSTRUCTION		TYPE	MDL	EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB	EYB	ECON	FNCT			NORM	% COND		VALUATION SUMMARY																			
																									VALUATION BY										STANDARD									
																									Tax Group: 5										Tax Dist:									
																									BUILDING MARKET VALUE										573,240									
																									TOTAL MARKET OB/XF VALUE										56,301									
																									TOTAL LAND VALUE - MARKET										750,000									
																									TOTAL MARKET VALUE										1,379,541									
																									SOH/AGL Deduction										339,673									
																									ASSESSED VALUE										1,039,868									
																							HX HB		TOTAL EXEMPTION VALUE										50,000									
																									BASE TAXABLE VALUE										989,868									
																									TOTAL JUST VALUE										1,379,541									
																									NCON VALUE										0									
																									INCOME VALUE																			
																									PREVIOUS YEAR MKT VALUE										1,136,634									