LOT 52
IN OR 1348/11
MARSH CREEK VILLAGE 1 PB 4/18

ALMOND ALEXANDER P & NOELLE S
21 MARSH CREEK RD
FERNANDINA BEACH, FL 32034

2023

01-6N-29-1300-0052-0000

BUILDING CHARACTERISTICS

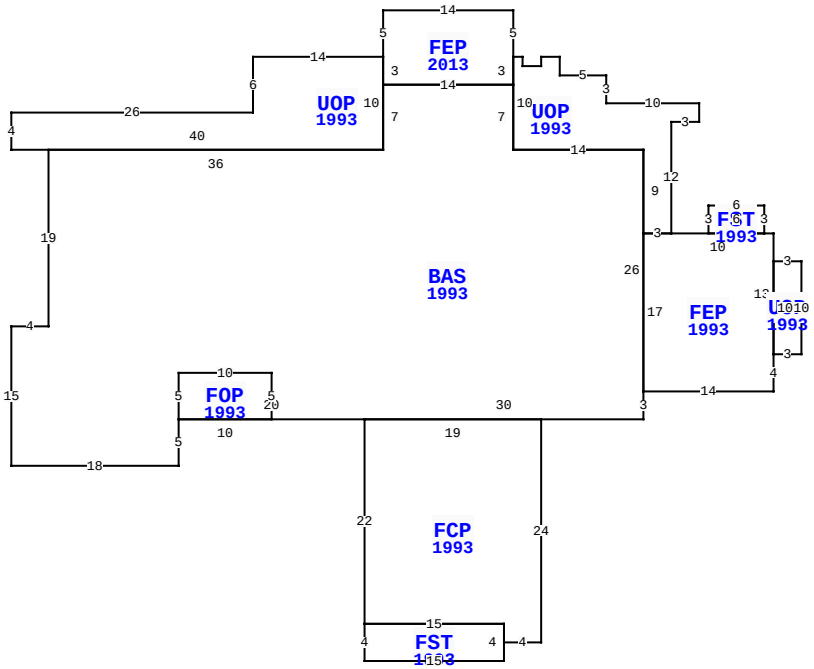
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	06	CUST PANEL 80
Interior Wall	08	DECORATIVE 20
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	2,084	100	2,084	251,031
FCP	426	25	106	12,768
FEP	238	80	190	22,887
FEP	112	80	90	10,841
FOP	50	30	15	1,807
FST	18	55	10	1,205
FST	60	55	33	3,975
UOP	30	20	6	722
UOP	156	20	31	3,734
UOP	244	20	49	5,902
TOTALS	3,418		2,614	314,872

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	UC	NORM	% COND
0500	01	2,614	120.7584	172.08	449,817	1978	1978	0	0	70	22.00	70.00

1 SFR CUST – 100% - 2022 Heated Area: 2084 HX Base Yr 2022



21 MARSH CREEK RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 5

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		314,872
TOTAL MARKET OB/XF VALUE		3,700
TOTAL LAND VALUE - MARKET		540,000
TOTAL MARKET VALUE		858,572
SOH/AGL Deduction		244,813
ASSESSED VALUE		613,759
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		563,759
TOTAL JUST VALUE		858,572
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		595,883

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1348/0011	9/07/2005	WD	Q	I		225,000
GRANTOR: PIRKLE RANDY W						
GRANTEE: ALMOND ALEXANDER P						
0311/0061	3/01/1980	WD	U	I		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W4 S15 E18 N5 FOP=[YR=1993] N5 E10 S5 W10$ E20 FCP=[YR=1993] S22 FST=[YR=1993] S4 E15 N4 W15$ E15 S2 E4 N24 W19$ E30 N3 FEP=[YR=1993] E14 N4 UOP=[YR=1993] E3 N10 W3 S10$ N13 W1 FST=[YR=1993] N3 W6 S3 E6$ W10 UOP=[YR=1993] N12 E3 N2 W10 N3 W5 N2 W2 S1 W2 N1 W1 FEP=[YR=2013] N5 W14 S5 UOP=[YR=1993] W14 S6 W26 S4 E40 N10$ S3 E14 N3$ S10 E14 S9 E3$ W3 S17$ N26 W14 N7 W14 S7 W36 S19$.

EXTRA FEATURES

LN	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	1978	1978	3	44	880	
2	0803	ASPHALT C	0	100	0	0	1,414.00	SF	2.00	2.00	100	1978	1978	3	50	1,414	
3	1123	CB 8"	0	100	0	0	456.00	SF	6.15	6.15	100	1978	1978	3	30	841	
4	1242	WD DECK A	0	100	0	0	124.00	SF	5.00	5.00	100	1978	1978	3	20	124	
5	0850	PEBBLE WLK	0	100	0	0	38.00	SF	3.50	3.50	100	1978	1978	3	30	40	
6	1242	WD DECK A	0	100	0	0	381.00	SF	5.00	5.00	100	1978	1978	3	20	381	
7	0446	BOX FNC 6'	0	100	0	0	5.00	LF	20.00	20.00	100	1978	1978	3	20	20	

LAND DESCRIPTION

TOTAL OB/XF 3,700

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000140	C	SFR GOLF A	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	0.90	600,000.00	540,000.00	540,000							

REVIEW DATE 01/23/2018 BY DJ Total Acres: 0.00 Total Land Value: 540,000 Market: 0 Agricultural: 0 Common: 540,000 PRINTED 08/02/2023 BY SYS