LOT 57
IN OR 1931/198
MARSH CREEK VILLAGE 1 PB 4/18

STICHWEH ROBERT E & PATRICIA M
123 MARSH CREEK
FERNANDINA BEACH, FL 32034

**2023**

**01-6N-29-1300-0057-0000**

## BUILDING CHARACTERISTICS

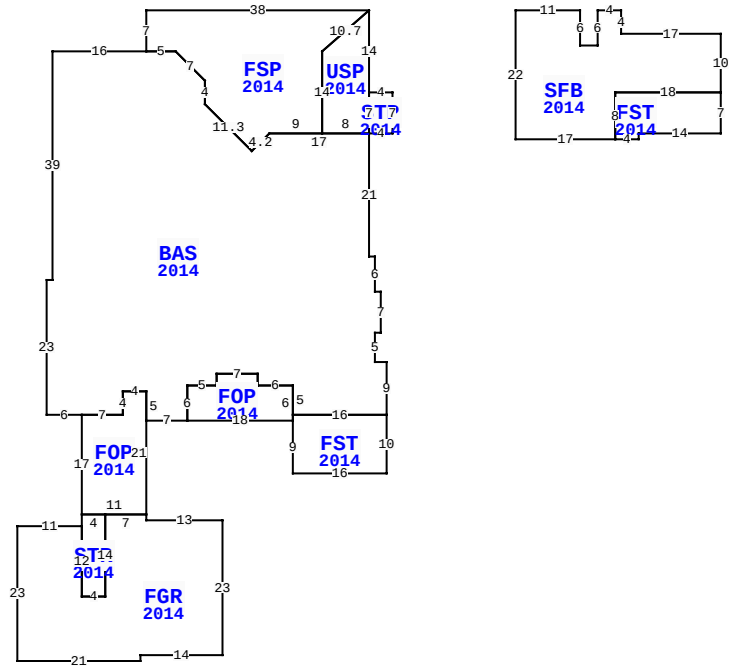
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 12 | HARDWOOD 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 4.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 03 | Quality Level 03 |
| 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 | 2,909 | 100 | 2,909 | 540,944 |
| FGR | 770 | 55 | 424 | 78,845 |
| FOP | 122 | 30 | 37 | 6,880 |
| FOP | 203 | 30 | 61 | 11,344 |
| FSP | 527 | 40 | 211 | 39,237 |
| FST | 130 | 55 | 72 | 13,388 |
| FST | 160 | 55 | 88 | 16,364 |
| SFB | 540 | 80 | 432 | 80,332 |
| STP | 28 | 10 | 3 | 558 |
| STR | 56 | 10 | 6 | 1,116 |
| TOTALS | 5,585 | | 4,285 | 796,820 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 11 | 4,285 | 135.2296 | 192.70 | 825,720 | 2014 | 2014 | 0 | 0 | 0 | 3.50 | 96.50 |

1 SFR CUST – 100% - 2015 Heated Area: 3341 HX Base Yr 2015




** This building has 11 Sub-Areas

123 MARSH CREEK RD, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 5 | Tax Dist: | |
| BUILDING MARKET VALUE | | 796,820 |
| TOTAL MARKET OB/XF VALUE | | 26,781 |
| TOTAL LAND VALUE - MARKET | | 540,000 |
| TOTAL MARKET VALUE | | 1,363,601 |
| SOH/AGL Deduction | | 507,921 |
| ASSESSED VALUE | | 855,680 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 805,680 |
| TOTAL JUST VALUE | | 1,363,601 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 1,263,696 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C1226339 | CO ISSUED | 0 | 03/10/2014 |
| M1318117 | H/AC | 44 | 04/01/2013 |
| P001 | NEW CONSTR | 4,980 | 10/01/2012 |
| B1226339 | NEWSFR | 391,723 | 08/01/2012 |
| E1225329 | NEW CONSTR | 0 | 08/01/2012 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2499/1057 | 9/24/2021 | QC | U | I | 11 | 100 |
| GRANTOR: BEAN FAMILY TRUST | | | | | | |
| GRANTEE: STICHWEH ROBERT E & | | | | | | |
| 2184/1747 | 3/06/2018 | WD | U | I | 11 | 100 |
| GRANTOR: BEAN MASON J & MARILY | | | | | | |
| GRANTEE: BEAN FAMILY TRUST | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FSP=[YR=2014] W38 S7 BAS=[YR=2014] W16 S39 W1 S23 E6
FOP=[YR=2014] S17STR=[YR=2014] S2 FGR=[YR=2014] W11 S23 E21
N1 E14 N23 W13 N1 W7 S14 W4 N12$ S12 E4 N14 W4$ E11 N21 W4 S4
W7$ E7 N4 E4 S5 E7 FOP=[YR=2014] E18 FST=[YR=2014] S9 E16 N10
W16 S1$ N6 W6 N2 W7 S2 W5 S6$ N6 E5 N2 E7 S2 E6 S5 E16 N9 W2
N5 E1 N7 W1 N6 W1 N21 STP=[YR=2014] E4 N7 W4 USP=[YR=2014]
N14 L8 D7 S14 E8 N7$ S7$ W17 D3 L3 U8 L8 N4 U5 L5 W5$
E5 D5 R5 S4 D8 R8 U3 R3 E9 N14 U7 R8 $ PTR=E25
SFB=[YR=2014] E11 S6 E3 N6 E4 S4 E17 S10 FST=[YR=2014] S7 W14
S1 W4 N8 E18$ W18 S8 W17 N22$ W25$.

## 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 | 2014 | 2014 | 3 | 97 | 1,940 | |
| 2 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 2,199.00 | SF | 7.00 | 7.00 | 100 | 2014 | 2014 | 3 | 95 | 14,623 | |
| 3 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 978.00 | SF | 7.00 | 7.00 | 100 | 2014 | 2014 | 3 | 95 | 6,504 | |
| 4 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 108.00 | SF | 7.00 | 7.00 | 100 | 2014 | 2014 | 3 | 95 | 718 | |
| 5 | 1126 | CB/STC 8" | 0 | 100 | 0 | 0 | 324.00 | SF | 8.00 | 8.00 | 100 | 2014 | 2014 | 3 | 95 | 2,462 | |
| 6 | 0463 | FENCE GATE | 0 | 100 | 0 | 0 | 2.00 | UT | 300.00 | 300.00 | 100 | 2014 | 2014 | 3 | 89 | 534 | |

## LAND DESCRIPTION

TOTAL OB/XF 26,781

| 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 | 000100 | C | SFR | 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 11/07/2019 BY DJA Total Acres: 0.00 Total Land Value: 540,000 Market: 0 Agricultural: 0 Common: 540,000 PRINTED 08/02/2023 BY SYS