LOT 59
MARSH CREEK VILLAGE 1 PB 4/18

LEING SARAH P REVOCABLE TRUST/LEING GEORGE MICHAEL
119 MARSH CREEK RD
FERNANDINA BEACH, FL 32034

2023

01-6N-29-1300-0059-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

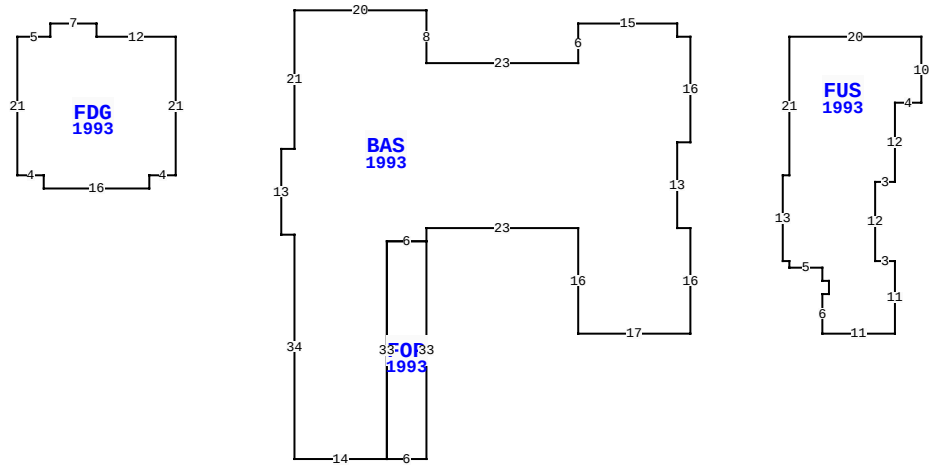
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,532	100	2,532	437,750
FDG	550	60	330	57,053
FOP	198	30	59	10,200
FUS	685	100	685	118,427
TOTALS	3,965		3,606	623,431

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,606	135.5598	193.17	696,571	1991	2001	0	0	0	10.50	89.50

1 SFR CUST – 100% - 2021 Heated Area: 3217 HX Base Yr 2021



119 MARSH CREEK RD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		623,431
TOTAL MARKET OB/XF VALUE		47,196
TOTAL LAND VALUE - MARKET		600,000
TOTAL MARKET VALUE		1,270,627
SOH/AGL Deduction		355,416
ASSESSED VALUE		915,211
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		865,211
TOTAL JUST VALUE		1,270,627
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		989,159

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B007267	REMODEL	20,000	06/01/2000
6583	NEW CONSTR	205,825	08/02/2990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2641/885	5/11/2023	WD	Q	I	01	1,898,000
GRANTOR: TAYLOR RICHARD D & CA						
GRANTEE: LEING SARAH P REVOC						
2381/1496	8/03/2020	WD	Q	I	01	1,163,000
GRANTOR: ABBOT WALDO M IV & MA						
GRANTEE: TAYLOR RICHARD D &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 N2 W15 S6 W23 N8 W20 S21 W2 S13 E2 S34 E14
FOP=[YR=1993] E6 N33 W6 S33 $ N33 E6 N2 E23 S16 E17 N16 W2
N13 E2 N16 $ PTR= E15 FUS=[YR=1993] E20 S10 W4 S12 W3 S12 E3
S11 W11 N6 E1 N2 W1 N2 W5 N1 W1 N13 E1 N21 $ W15 $ PTR= W78
FDG=[YR=1993] W12 N2 W7 S2 W5 S21 E4 S2 E16 N2 E4 N21 $ E78 $
.

EXTRA FEATURES

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	1991	1991	3	72	1,440	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1991	1991	3	72	1,440	
3	0825	BRICK	0	100	0	0	1,952.00	SF	12.50	12.50	100	1991	1991	3	88	21,472	
4	0861	POOL GUNIT	0	100	30	15	450.00	SF	106.25	106.25	100	1991	1991	3	20	9,563	
5	0812	CONCRETE C	0	100	0	0	1,257.00	SF	4.00	4.00	100	1991	1991	3	64	3,218	
6	0444	BOX FNC 4'	0	100	0	0	32.00	LF	6.50	6.50	100	1991	1991	3	20	42	
7	0445	BOX FNC 5'	0	100	0	0	13.00	LF	8.10	8.10	100	1991	1991	3	20	21	
9	1126	CB/STC 8"	0	100	0	0	49.00	SF	8.00	8.00	100	1991	1991	3	64	251	
10	0463	FENCE GATE	0	100	0	0	3.00	UT	300.00	300.00	100	1991	1991	3	29	261	
11	1126	CB/STC 8"	0	100	0	0	384.00	SF	8.00	8.00	100	2002	2002	3	83	2,550	

TOTAL OB/XF 40,258

LAND DESCRIPTION

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	000140	C	SFR GOLF A	100		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 05/17/2017 BY DJX Total Acres: 0.00 Total Land Value: 600,000 Market: 0 Agricultural: 0 Common: 600,000 PRINTED 08/02/2023 BY SYS

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BUILDING CHARACTERISTICS

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DOR CODE	0100	SINGLE FAMILY	
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NEIGHBORHOOD/LOC	10001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

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BUILDING NOTES

BUILDING DIMENSIONS

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
12	0825	BRICK	0	100	0	0	538.00	SF	12.50	12.50	100	2002	2002	3	95	6,389	
13	0463	FENCE GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2002	2002	3	61	549	

LAND DESCRIPTION

TOTAL OB/XF 6,938

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

REVIEW DATE 05/17/2017 BY DJX Total Acres: 0.00 Total Land Value: 600,000 Market: 0 Agricultural: 0 Common: 600,000 PRINTED 08/02/2023 BY SYS