

LOT 60
IN OR 836/95
MARSH CREEK VILLAGE #1 PB 4/18

STEVENSON JULIAN L & KAREN R
117 MARSH CREEK RD
FERNANDINA BEACH, FL 32034

2023

01-6N-29-1300-0060-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10001.00	

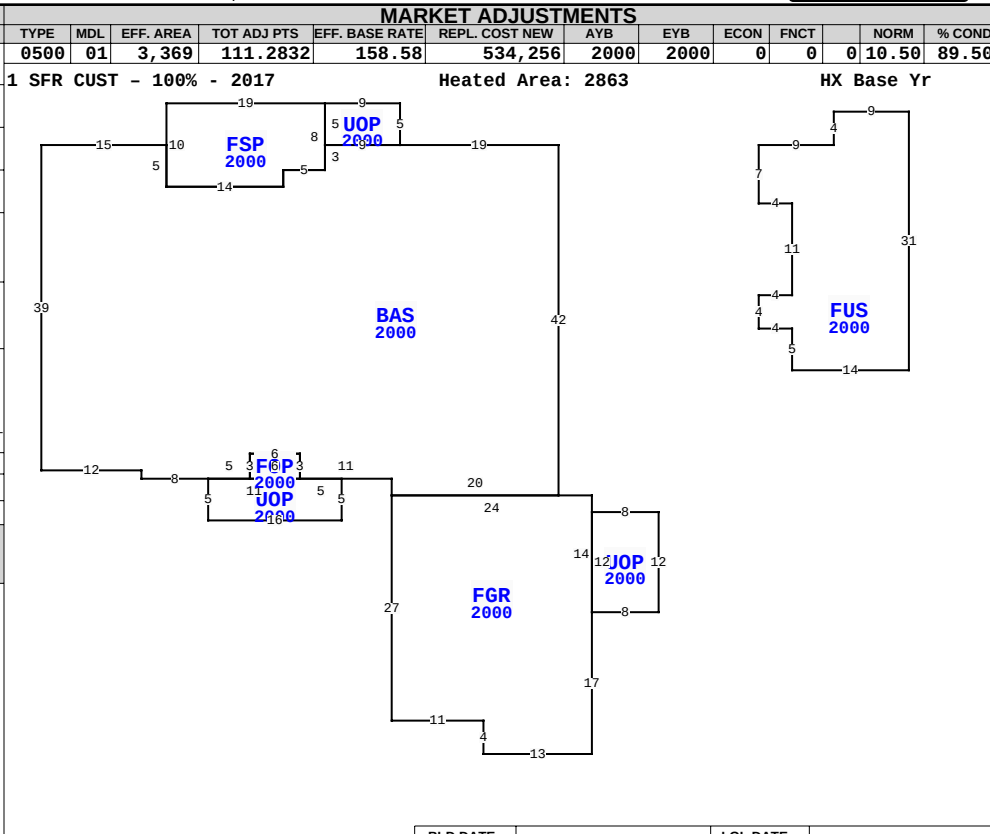
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,405	100	2,405	341,340
FGR	700	55	385	54,642
FOP	18	30	5	710
FSP	180	40	72	10,219
FUS	458	100	458	65,004
UOP	45	20	9	1,277
UOP	80	20	16	2,271
UOP	96	20	19	2,697
TOTALS	3,982		3,369	478,159

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	0812	CONCRETE C	0 100	0	0	2,485.00	SF	4.00	4.00	100	2000	2000	3	80	7,952	
2	0858	SCULP CONC	0 100	0	0	386.00	SF	13.00	13.00	100	2000	2000	3	94	4,717	
3	0810	CONCRETE A	0 100	0	0	281.00	SF	6.50	6.50	100	2000	2000	3	80	1,461	
4	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2000	2000	3	85	1,700	

LAND DESCRIPTION			TOTAL OB/XF 15,830													
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
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

REVIEW DATE 05/17/2017 BY DJX



117 MARSH CREEK RD, FERNANDINA BEACH

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

TOTAL OB/XF 15,830																
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
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

Total Acres: 0.00 Total Land Value: 540,000 Market: 0 Agricultural: 0 Common: 540,000

NASSAU COUNTY PROPERTY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		478,159
TOTAL MARKET OB/XF VALUE		15,830
TOTAL LAND VALUE - MARKET		540,000
TOTAL MARKET VALUE		1,033,989
SOH/AGL Deduction		442,971
ASSESSED VALUE		591,018
TOTAL EXEMPTION VALUE	13	591,018
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,033,989
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		724,098

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9906400	NEW CONSTR	240,000	08/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0836/0095	6/03/1998	WD	U	V	07	100
GRANTOR: SCHNEIDER GARY B & HE						
GRANTEE: STEVENSON JULIAN L						
0834/1754	5/21/1998	WD	Q	V		83,000
GRANTOR: SCHNEIDER GARY B & HE						
GRANTEE: STEVENSON JULIAN L						

BUILDING NOTES

BUILDING DIMENSIONS																
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BAS=[YR=2000] W19 UOP=[YR=2000] N5 W9 FSP=[YR=2000] W19 S10 E14 N2 E5 N8 \$ S5 E9 \$ W9 S3 W5 S2 W14 N5 W15 S39 E12 S1 E8 UOP=[YR=2000] S5 E16 N5 W5 FOP=[YR=2000] N3 W6 S3 E6 \$ W11 \$ E5 N3 E6 S3 E11 S2 FGR=[YR=2000] S27 E11 S4 E13 N17 UOP=[YR=2000] E8 N12 W8 S12 \$ N14 W24 \$ E20 N42 \$ PTR= E24 FUS=[YR=2000] E9 N4 E9 S31 W14 N5 W4 N4 E4 N11 W4 N7 \$ W24 \$.

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