LOT 61
IN OR 2039/407
MARSH CREEK VILLAGE 1 PB 4/18

WHTV AMELIA PARTNERS LLC
24 HIGHLAND ROAD
HENRICO, VA 23229

2023

01-6N-29-1300-0061-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

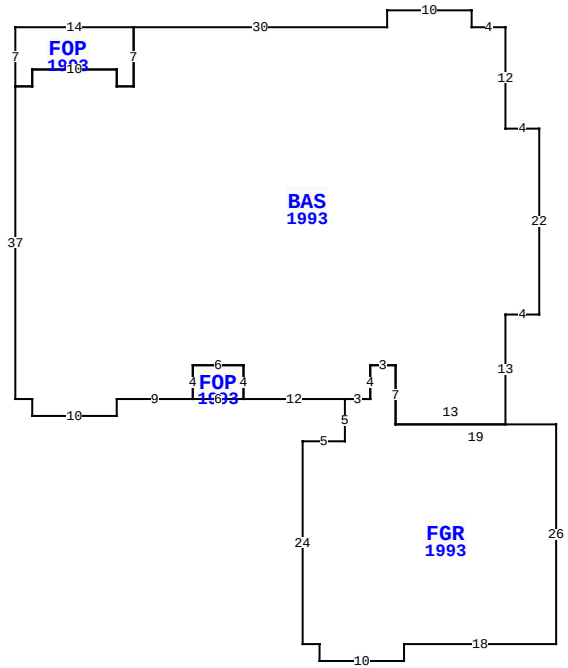
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,605	100	2,605	250,058
FGR	820	55	451	43,292
FOP	24	30	7	672
FOP	78	30	23	2,208
TOTALS	3,527		3,086	296,229

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0500	01	3,086	113.2152	161.33	497,864	1991	1991	0	0	25	15.50	59.50

1 SFR CUST – 0% - 0 Heated Area: 2605 HX Base Yr



115 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	296,229
TOTAL MARKET OB/XF VALUE	10,785
TOTAL LAND VALUE - MARKET	540,000
TOTAL MARKET VALUE	847,014
SOH/AGL Deduction	256,753
ASSESSED VALUE	590,261
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	590,261
TOTAL JUST VALUE	847,014
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	588,143

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6902	NEW CONSTR	165,000	12/20/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2039/0407	4/05/2016	WD	Q	I	01	450,000
GRANTOR: REECE JOSEF I						
GRANTEE: WHTV AMELIA PARTNER						
0608/0989	9/28/1990	WD	Q	V		69,000
GRANTOR: STOKES & COMPANY						
GRANTEE: REECE JOSEF & JANE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W4 N12 W4 N2 W10 S2 W30 FOP=[YR=1993] W14 S7 E2 N2 E10 S2 E2 N7 $ S7 W2 N2 W10 S2 W2 S37 E2 S2 E10 N2 E9 FOP=[YR=1993] E6 N4 W6 S4 $ N4 E6 S4 E12 FGR=[YR=1993] S5 W5 S24 E2 S2 E10 N2 E18 N26 W19 N7 W3 S4 W3 $ E3 N4 E3 S7 E13 N13 E4 N22 $.

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	0	0	0	1.00	UT	2,000.00	2,000.00	100	1991	1991	3	72	1,440	
2	0812	CONCRETE C	0	0	0	0	3,264.00	SF	4.00	4.00	100	1991	1991	3	64	8,356	
3	1242	WD DECK A	0	0	0	0	297.00	SF	10.00	10.00	100	1991	1991	3	20	594	
4	1124	CB/STC 4"	0	0	19	5	95.00	SF	6.50	6.50	100	1991	1991	3	64	395	

LAND DESCRIPTION

TOTAL OB/XF 10,785

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	0		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 05/17/2017 BY DJX Total Acres: 0.00 Total Land Value: 540,000 Market: 0 Agricultural: 0 Common: 540,000 PRINTED 08/02/2023 BY SYS