

MUIR JANE E
113 MARSH CREEK RD
FERNANDINA BEACH, FL 32034

01-6N-29-1300-0062-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2													
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND											
Exterior Wall	16	WD FR STUC 90								0500	01	4,192	102.8412	146.55	614,338	1992				0	0	0	15.00	85.00	VALUATION BY								
Exterior Wall	12	CEDAR 10								1 SFR CUST - 100% - 2012														Heated Area: 3558									
Roof Structur	03	GABLE/HIP 100																						HX Base Yr 2012									
Roof Cover	03	COMP SHNGL 100																															
Interior Wall	05	DRYWALL 100																															
Interior Floo	14	CARPET 80																															
Interior Floo	12	HARDWOOD 20																															
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																															
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	2,697	100	2,697	335,958																													
BAS	65	100	65	8,097																													
FGR	545	55	300	37,370																													
FGR	294	55	162	20,180																													
FOP	120	30	36	4,485																													
FSP	140	40	56	6,976																													
FST	15	55	8	996																													
FUS	796	100	796	99,156																													
UOP	358	20	72	8,969																													
TOTALS		5,030		4,192		522,187																											
EXTRA FEATURES										113 MARSH CREEK RD, FERNANDINA BEACH																							
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	1992	1992	3	74	1,480																	
2	0812	CONCRETE C	0	100	0	0	1,494.00	SF	4.00	4.00	100	1992	1992	3	66	3,944																	
3	0825	BRICK	0	100	0	0	39.00	SF	12.50	12.50	100	1992	1992	3	89	434																	
4	1123	CB 8"	0	100	18	6	108.00	SF	6.15	6.15	100	1992	1992	3	66	438																	
5	0810	CONCRETE A	0	100	11	9	99.00	SF	6.50	6.50	100	1992	1992	3	66	425																	
6	0812	CONCRETE C	0	100	0	0	1,717.00	SF	4.00	4.00	100	1994	1994	3	70	4,808																	
7	0810	CONCRETE A	0	100	38	3	114.00	SF	6.50	6.50	100	1994	1994	3	70	519																	
8	0825	BRICK	0	100	0	0	7.00	SF	12.50	12.50	100	1994	1994	3	91	80																	
9	0810	CONCRETE A	0	100	15	3	45.00	SF	6.50	6.50	100	1992	1992	3	66	193																	
10	0810	CONCRETE A	0	100	0	0	91.00	SF	6.50	6.50	100	1992	1992	3	66	390																	
LAND DESCRIPTION										TOTAL OB/XF										12,711													
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	0.90	600,000.00	540,000.00	540,000																

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ELEMENT		CD		CONSTRUCTION		TYPE	MDL	EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB	EYB	ECON	FNCT			NORM	% COND		VALUATION SUMMARY																			
																									VALUATION BY										STANDARD									
																									Tax Group: 5										Tax Dist:									
																									BUILDING MARKET VALUE										522,187									
																									TOTAL MARKET OB/XF VALUE										17,403									
																									TOTAL LAND VALUE - MARKET										540,000									
																									TOTAL MARKET VALUE										1,079,590									
																									SOH/AGL Deduction										637,457									
																									ASSESSED VALUE										442,133									
																									TOTAL EXEMPTION VALUE										HX HB WX 55,000									
																									BASE TAXABLE VALUE										387,133									
																									TOTAL JUST VALUE										1,079,590									
																									NCON VALUE										0									
																									INCOME VALUE																			
																									PREVIOUS YEAR MKT VALUE										758,069									