

LOT 64
IN OR 2050/1138
MARSH CREEK VILLAGE 1 PB 4/18

CLARK PAUL A & REBECCA A
2 BELTED KINGFISHER
FERNANDINA BEACH, FL 32034

2023

01-6N-29-1300-0064-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 5																										
Exterior Wall	12	CEDAR 100	0500	01	2,809	116.9280	166.62	468,036	1992	1993	0	0	0	14.50	85.50	VALUATION BY STANDARD																									
Roof Structur	03	GABLE/HIP 100	1 SFR CUST - 100% - 2018													Heated Area: 2486													HX Base Yr 2018												
Roof Cover	03	COMP SHNGL 100														Tax Group: 5													Tax Dist:												
Interior Wall	05	DRYWALL 90														BUILDING MARKET VALUE													400,171												
Interior Wall	08	DECORATIVE 10														TOTAL MARKET OB/XF VALUE													16,846												
Interior Floo	12	HARDWOOD 50														TOTAL LAND VALUE - MARKET													350,000												
Interior Floo	14	CARPET 50														TOTAL MARKET VALUE													767,017												
Air Condition	03	CENTRAL 100														SOH/AGL Deduction													324,810												
Heating Type	04	AIR DUCTED 100														ASSESSED VALUE													442,207												
Bedrooms	04	3 100														TOTAL EXEMPTION VALUE													50,000												
Bathrooms	02	3.5 100														BASE TAXABLE VALUE													392,207												
Frame	02	WOOD FRAME 100														TOTAL JUST VALUE													767,017												
Stories	2.	2. 100	NCON VALUE													0																									
Units	0	0 100	INCOME VALUE																																						
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE													557,396																									
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	1,291	100	1,291	183,916																																					
BAS	120	100	120	17,095																																					
FGR	408	55	224	31,911																																					
FOP	44	30	13	1,852																																					
FUS	847	100	847	120,664																																					
FUS	228	100	228	32,481																																					
UOP	211	20	42	5,983																																					
UOP	218	20	44	6,268																																					
TOTALS			3,367	2,809	400,171																																				
EXTRA FEATURES			2 BELTED KINGFISHER, 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	0858	SCULP CONC	0	100	0	0	1,095.00	SF	13.00	13.00	100	1992	1992	3	89	12,669																									
3	1126	CB/STC 8"	0	100	0	0	64.00	SF	8.00	8.00	100	1992	1992	3	66	338																									
4	0910	SCRN RM L	0	100	0	0	232.00	SF	15.00	15.00	100	2005	2005	3	27	940																									
5	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2005	2005	3	27	270																									
6	1242	WD DECK A	0	100	0	0	186.00	SF	10.00	10.00	100	2005	2005	3	27	502																									
7	0444	BOX FNC 4'	0	100	0	0	24.00	LF	6.50	6.50	100	2005	2005	3	27	42																									
8	0810	CONCRETE A	0	100	0	0	47.00	SF	6.50	6.50	100	1992	1992	3	66	202																									
9	1126	CB/STC 8"	0	100	0	0	40.00	SF	8.00	8.00	100	2005	2005	3	87	278																									
10	1076	TRELLIS A	0	100	19	2	38.00	SF	7.50	7.50	100	2005	2005	3	44	125																									
TOTAL OB/XF																	16,846																								
LAND DESCRIPTION																																									
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	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	1.00	350,000.00	350,000.00	350,000																								
REVIEW DATE 05/11/2017 BY DJ Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 08/02/2023 BY SYS																																									