

LOT 75
IN OR 2015/551
MARSH CREEK VILLAGE 1 PB 4/18

WYBLE GERALD E JR & KIMBERLY B
22 BELTED KINGFISHER
FERNANDINA BEACH, FL 32034

2023

01-6N-29-1300-0075-0000



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														
Exterior Wall	10	ABOVE AVG 100	0500	01	3,279	113.9880	162.43	532,608	1986	1986	0	0	0	16.00	84.00	VALUATION BY STANDARD													
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 100% - 2020													Heated Area: 3015													
Roof Cover	10	WD SHINGLE 100														HX Base Yr 2020													
Interior Wall	05	DRYWALL 90																											
Interior Wall	08	DECORATIVE 10																											
Interior Floo	14	CARPET 50																											
Interior Floo	15	HARDTILE 50																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms	2	100																											
Bathrooms	2.5	100																											
Frame	02	WOOD FRAME 100																											
Stories	2.	100																											
Units	0	100																											
BUD8 Adjustme	05	DIST 1A 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	1,421	100	1,421	193,883																									
BAS	104	100	104	14,190																									
BAS	272	100	272	37,112																									
FGR	438	55	241	32,883																									
FOP	52	30	16	2,183																									
FUS	1,218	100	1,218	166,186																									
UST	15	45	7	955																									
TOTALS	3,520		3,279	447,391																									
EXTRA FEATURES															22 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	100	1986	1986	3	62	1,240														
2	0850	PEBBLE WLK	0	100	0	0		656.00	SF 3.50	100	1986	1986	3	52	1,194														
3	1242	WD DECK A	0	100	0	0		166.00	SF 10.00	100	1986	1986	3	20	332														
4	0850	PEBBLE WLK	0	100	0	0		72.00	SF 3.50	100	1986	1986	3	52	131														
5	1126	CB/STC 8"	0	100	0	0		96.00	SF 8.00	100	1986	1986	3	52	399														
6	1242	WD DECK A	0	100	0	0		86.00	SF 10.00	100	1986	1986	3	20	172														
7	0446	BOX FNC 6'	0	100	0	0		12.00	LF 20.00	100	1986	1986	3	20	48														
8	0850	PEBBLE WLK	0	100	0	0		213.00	SF 3.50	100	1986	1986	3	52	388														
9	1126	CB/STC 8"	0	100	0	0		148.00	SF 8.00	100	1986	1986	3	52	616														
TOTAL OB/XF															4,520														
LAND DESCRIPTION															TOTAL OB/XF														
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	450,000.00	450,000.00	450,000												
REVIEW DATE 05/16/2017 BY DJX Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 08/02/2023 BY SYS																													