

LOT 82 (EX N4 FT)
IN OR 1630/1804
MARSH CREEK VLG UNIT 1 PB 4/18

THOMPSON DONALD JR & BRENDA
8393 PROVIDENCE RD
CHARLOTTE, NC 28277

2023

01-6N-29-1300-0082-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	12 CEDAR 90
Exterior Wall	16 WD FR STUC 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 80
Interior Floo	18 SLATE 20
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
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NEIGHBORHOOD/LOC	10001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,852	100	2,852	392,124
DCK	194	10	19	2,613
FGR	669	55	368	50,596
FOP	84	30	25	3,437
FOP	90	30	27	3,712
FST	27	55	15	2,063

TOTALS	3,916		3,306	454,546
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EXTRA FEATURES	
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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	0	0	0	1.00	UT	2,000.00	2,000.00	100	1992	1992	3	74	1,480	
2	0812	CONCRETE C	0	0	0	0	2,170.00	SF	4.00	4.00	100	1992	1992	3	66	5,729	
3	0825	BRICK	0	0	0	0	20.00	SF	12.50	12.50	100	1992	1992	3	89	223	
4	1126	CB/STC 8"	0	0	0	0	231.00	SF	8.00	8.00	100	1992	1992	3	66	1,220	
5	1076	TRELLIS A	0	0	10	8	80.00	SF	7.50	7.50	100	1992	1992	3	20	120	
6	0861	POOL GUNIT	0	0	0	0	402.00	SF	85.00	85.00	100	2009	2009	3	60	20,502	
7	0877	JACUZZI	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2009	2009	3	45	450	
8	0855	CONC PAVER	0	0	0	0	615.00	SF	10.00	10.00	100	2009	2009	3	91	5,597	
9	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2009	2009	3	45	900	

LAND DESCRIPTION		TOTAL OB/XF 36,221															
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
1	000100	C	SFR	0		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 03/06/2018 BY DJX Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS											HEATED AREA: 2852				HX Base Yr			
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND						
0500	01	3,306	109.6410	156.24	516,529	1992	1998	0	0	0	12.00	88.00						
1 SFR CUST - 0% - 0																		

3 MARSH CREEK RD, FERNANDINA BEACH

BLD DATE	
XF DATE	
INC DATE	

LGL DATE	
LAND DATE	
AG DATE	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		454,546	
TOTAL MARKET OB/XF VALUE		36,221	
TOTAL LAND VALUE - MARKET		450,000	
TOTAL MARKET VALUE		940,767	
SOH/AGL Deduction		191,258	
ASSESSED VALUE		749,509	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		749,509	
TOTAL JUST VALUE		940,767	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		764,583	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0922913	REPAIR/RRF	15,000	10/01/2009
B22864	SWIM POOL	44,428	09/01/2009

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1630/1804	6/15/2009	WD	Q	I	01
SALE PRICE 675,000					
GRANTOR: POOLE SALLY TRUSTEE					
GRANTEE: THOMPSON DONALD JR					
1110/1420	1/31/2003	TD	U	I	01
100					
GRANTOR: POOLE SALLY W TRUSTEE					
GRANTEE: POOLE SALLY W TRUST					

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=1993] W3 N2 DCK=[YR=1993] N8 W19 S14 FOP=[YR=1993] W12 S5 E18 N5 W6 \$ E6 N4 E3 N2 E10 \$ W10 S2 W3 S9 W18 N16 W7 N2 W9 S2 W7 S19 E5 S13 W5 S17 W2 S11 E2 S17 E10 FGR=[YR=1993] S22 E7 S2 E11 N2 E7 N7 E2 N11 W2 N7 W12 FST=[YR=1993] N6 W3 S3 W3 S3 E6 \$W13 S3 \$ N3 E7 N3 E3 N3 E3 N9 FOP=[YR=1993] N14 W6 S14 E6 \$ W6 N14 E6 N5 E18 S16 E3 S2 E10 N2 E3 N49 \$.	