LOT 85
MARSH CREEK VILLAGE 1 PB 4/18

SIMS SHANE & JANICE M
9 MARSH CREEK RD
FERNANDINA BEACH, FL 32034

2023

01-6N-29-1300-0085-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

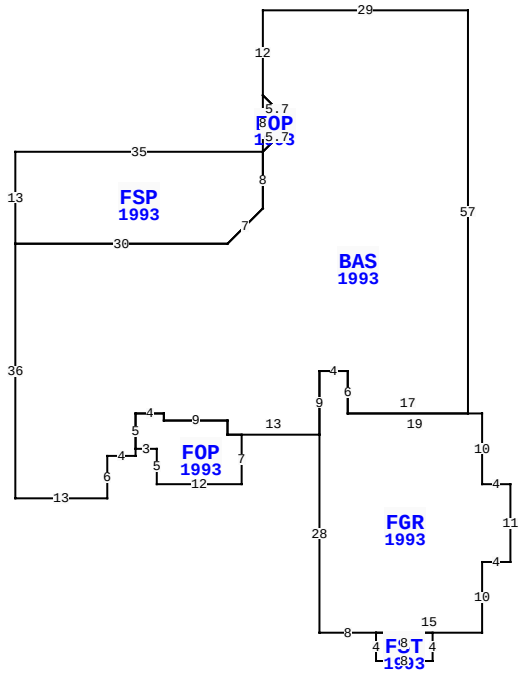
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	12	CEDAR 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
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	2,694	100	2,694	466,013
FGR	781	55	430	74,382
FOP	16	30	5	865
FOP	120	30	36	6,227
FSP	443	40	177	30,618
FST	32	55	18	3,114
TOTALS	4,086		3,360	581,218

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,360	134.1323	191.14	642,230	1991	2003	0	0	0	9.50	90.50

1 SFR CUST – 100% - 0 Heated Area: 2694 HX Base Yr



9 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		581,218
TOTAL MARKET OB/XF VALUE		7,956
TOTAL LAND VALUE - MARKET		450,000
TOTAL MARKET VALUE		1,039,174
SOH/AGL Deduction		471,708
ASSESSED VALUE		567,466
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		517,466
TOTAL JUST VALUE		1,039,174
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		739,098

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R991915	REPAIR/RRF	10,000	08/01/1999
6381	NEW CONSTR	171,000	04/02/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2612/1647	1/06/2023	WD	Q	I	02	1,350,000
GRANTOR: HALL GEORGE S SR & MA						
GRANTEE: SIMS SHANE & JANICE						
0659/1161	5/28/1992	WD	Q	I		335,000
GRANTOR: SATURDAY SUSAN G						
GRANTEE: HALL GEORGE SR & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W29 S12 FOP=[YR=1993] S8 FSP=[YR=1993] W35 S13E30 U5 R5 N8$ U4 R4 U4 L4 $ D4 R4 D4 L4 S8 L5 D5 W30 S36 E13 N6 E4 N1 FOP=[YR=1993] E3 S5 E12N7 W2 N2 W9 N1 W4 S5$ N5E4 S1 E9 S2 E13 FGR=[YR=1993] S28 E8 FST=[YR=1993] S4 E8 N4 W8$ E15 N10 E4 N11 W4N10 W19 N6 W4 S9$ N9 E4 S6 E17N57$.

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	100	0	0	1.00	UT	2,000.00	2,000.00	100	1991	1991	3	72	1,440	
2	0812	CONCRETE C	0	100	0	0	1,850.00	SF	4.00	4.00	100	1991	1991	3	64	4,736	
3	0825	BRICK	0	100	11	3	33.00	SF	12.50	12.50	100	1991	1991	3	88	363	
4	1242	WD DECK A	0	100	0	0	310.00	SF	10.00	10.00	100	1991	1991	3	20	620	
5	1125	CB/STC 6"	0	100	15	6	90.00	SF	7.35	7.35	100	1991	1991	3	64	423	
6	1124	CB/STC 4"	0	100	18	5	90.00	SF	6.50	6.50	100	1991	1991	3	64	374	

LAND DESCRIPTION

TOTAL OB/XF 7,956

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	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 02/18/2015 BY DJ Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 08/02/2023 BY SYS