

LOT 86  
IN OR 1598/1430  
MARSH CREEK VILLAGE #1 PB 4/18

KIRWAN FAMILY TRUST/KIRWAN KATHLEEN J TRUSTEE  
11 MARSH CREEK ROAD  
FERNANDINA BEACH, FL 32034-6413

2023

01-6N-29-1300-0086-0000



| BUILDING CHARACTERISTICS |                   |
|--------------------------|-------------------|
| ELEMENT                  | CD                |
| Exterior Wall            | 10 ABOVE AVG 100  |
| Roof Structure           | 08 IRREGULAR 100  |
| Roof Cover               | 03 COMP SHNGL 100 |
| Interior Wall            | 05 DRYWALL 100    |
| Interior Floor           | 12 HARDWOOD 60    |
| Interior Floor           | 14 CARPET 40      |
| Air Condition            | 03 CENTRAL 100    |
| Heating Type             | 04 AIR DUCTED 100 |
| Bedrooms                 | 3 100             |
| Bathrooms                | 4 100             |
| Frame                    | 02 WOOD FRAME 100 |
| Stories                  | 2. 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       | 2,684            | 100         | 2,684        | 368,815              |
| FGR       | 649              | 55          | 357          | 49,056               |
| FOP       | 85               | 30          | 26           | 3,573                |
| FOP       | 216              | 30          | 65           | 8,932                |
| FOP       | 286              | 30          | 86           | 11,817               |
| FST       | 60               | 55          | 33           | 4,535                |
| FUS       | 1,278            | 100         | 1,278        | 175,613              |
| STP       | 16               | 10          | 2            | 275                  |
| STR       | 40               | 10          | 4            | 550                  |
| UOP       | 60               | 20          | 12           | 1,649                |
| TOTALS    | 6,334            |             | 4,739        | 651,198              |

\*\* This building has 12 Sub-Areas

11 MARSH CREEK RD, FERNANDINA BEACH

|          |
|----------|
| BLD DATE |
| XF DATE  |
| INC DATE |

|           |
|-----------|
| LGL DATE  |
| LAND DATE |
| AG DATE   |

| 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   | 0855       | CONC PAVER  | 0 100   | 0 | 0 | 1,764.00 | SF | 10.00    | 10.00          | 100       | 2010    | 2010        | 3 | 92     | 16,229          |       |
| 2   | 0855       | CONC PAVER  | 0 100   | 0 | 0 | 194.00   | SF | 10.00    | 10.00          | 100       | 2010    | 2010        | 3 | 92     | 1,785           |       |
| 3   | 0500       | FP-PRE FAB  | 0 100   | 0 | 0 | 1.00     | UT | 3,500.00 | 3,500.00       | 100       | 2010    | 2010        | 3 | 94     | 3,290           |       |
| 4   | 0861       | POOL GUNIT  | 0 100   | 0 | 0 | 321.00   | SF | 85.00    | 85.00          | 100       | 2010    | 2010        | 3 | 64     | 17,462          |       |
| 5   | 0877       | JACUZZI     | 0 100   | 0 | 0 | 1.00     | UT | 1,000.00 | 1,000.00       | 100       | 2010    | 2010        | 3 | 50     | 500             |       |
| 6   | 0871       | POOL HTR R  | 0 100   | 0 | 0 | 1.00     | UT | 2,000.00 | 2,000.00       | 100       | 2010    | 2010        | 3 | 50     | 1,000           |       |
| 7   | 0911       | SCRN RM A   | 0 100   | 0 | 0 | 1,053.00 | SF | 17.50    | 17.50          | 100       | 2010    | 2010        | 3 | 50     | 9,214           |       |

| LAND DESCRIPTION |          |     |                      |     |     |
|------------------|----------|-----|----------------------|-----|-----|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | F D |
| 1                | 000100   | C   | SFR                  | 100 |     |
|                  |          |     |                      |     |     |
|                  |          |     |                      |     |     |
|                  |          |     |                      |     |     |
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