

LOT 93
IN OR 2121/581
MARSH CREEK VLG UNIT 1 PB 4/18

MCCAFFERTY DENISE W
7 SPOTTED SANDPIPER RD
FERNANDINA BEACH, FL 32034

2023

01-6N-29-1300-0093-0000



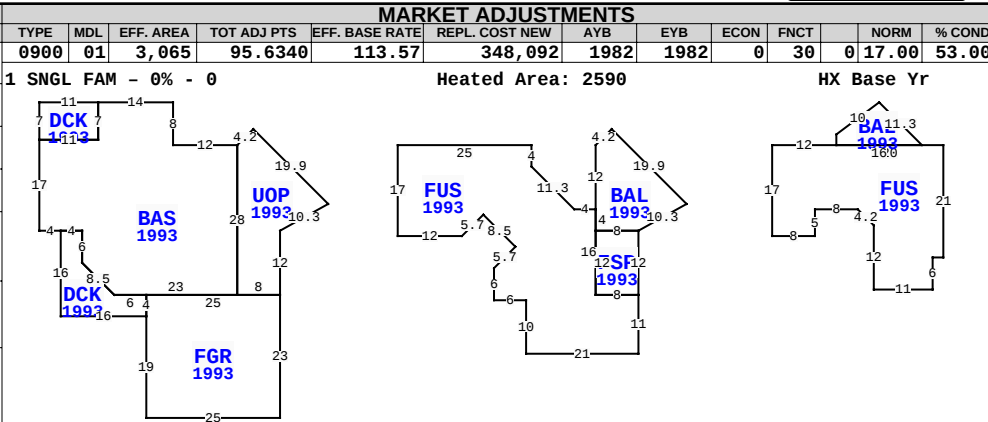
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	3.	100
Units	0	100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
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
BAL	72	15	11	662
BAL	198	15	30	1,806
BAS	1,045	100	1,045	62,901
DCK	77	10	8	482
DCK	130	10	13	782
FGR	575	55	316	19,021
FSP	96	40	38	2,287
FUS	612	100	612	36,838
FUS	933	100	933	56,159
UOP	294	20	59	3,552
TOTALS	4,032		3,065	184,489

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	
2	0812	CONCRETE C	0	0	0	0	1,620.00	SF	4.00	4.00	
3	1242	WD DECK A	0	0	0	0	244.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	SFR	0		RS-1	0.00	0.00	1.00	LT	



TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,065	95.6340	113.57	348,092	1982	1982	0	30	0 17.00	53.00
7 SPOTTED SANDPIPER RD, FERNANDINA BEACH											
BLD DATE											
LGL DATE											
LAND DATE											
AG DATE											

TOTAL OB/XF											
5,079											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			5
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 5	Tax Dist:		
BUILDING MARKET VALUE	184,489		
TOTAL MARKET OB/XF VALUE	5,079		
TOTAL LAND VALUE - MARKET	450,000		
TOTAL MARKET VALUE	639,568		
SOH/AGL Deduction	196,610		
ASSESSED VALUE	442,958		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	442,958		
TOTAL JUST VALUE	639,568		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	477,766		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17000728	REMODEL	40,000	03/01/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2121/0581	5/12/2017	QC	U	I	11
GRANTOR:WALGER LOUIS M III &					
GRANTEE:MCCAFFERTY DENISE W					
2070/0793	9/07/2016	QC	U	I	11
GRANTOR:WALGER LOUIS M III &					
GRANTEE:WALGER LOUIS M III					

BUILDING NOTES											
BAS=[YR=1993] W12 N8 W14 DCK=[YR=1993] W11 S7 E11 N7\$ S7 W11 S17 E4 DCK=[YR=1993] S16 E16 FGR=[YR=1993] S19 E25 N23 UOP=[YR=1993] N12 U5 R9 U14 L14 L3 D3 S28 E8\$ W25 S4\$ N4 W6 U6 L6 N6 W4\$ E4 S6 D6 R6 E23 N28\$ PTR=E30 FUS=[YR=1993] E25 S4 D8 R8 E4 BAL=[YR=1993] S4 FSP=[YR=1993] S12 E8 N12 W8\$ E8 U5 R9 U14 L14 D3 L3 S12\$ S16 E8 S11 W21 N10 W6 N6 U4 R4 U6 L6 D4 L4 W12 N17\$ W30\$ PTR=E100 FUS=[YR=1993] E12 BAL=[YR=1993] N2 U6 R8 D8 R8 W16\$ E20 S21 W2 S6 W11 N12 U3 L3 W8 S5 W8 N17\$ W100\$.											