LOT 98
MARSH CREEK VILLAGE 1 PB 4/18

LAKE HAVEN VENTURES LLC
6309 CLARK ROAD
HARRISON, TN 37341

2023

01-6N-29-1300-0098-0000

NASSAU COUNTY PROPERTY

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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Quality	06	Quality Level 06

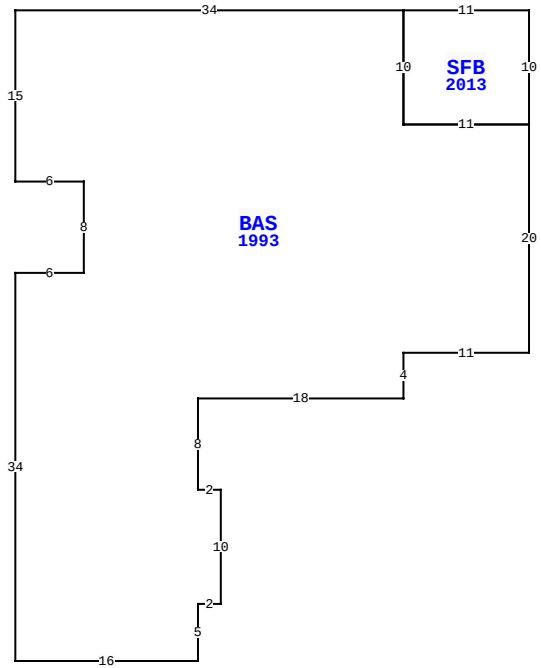
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	10
NEIGHBORHOOD/LOC	10001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,716	100	1,716	421,972
SFB	110	80	88	21,639
TOTALS	1,826		1,804	443,612

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	1,804	173.4300	247.14	445,841	1980	2020	0	0	0	0.50	99.50

1 SFR CUST – 0% - 2023 Heated Area: 1804 HX Base Yr



1 BELTED KINGFISHER, 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	443,612
TOTAL MARKET OB/XF VALUE	32,076
TOTAL LAND VALUE - MARKET	350,000
TOTAL MARKET VALUE	825,688
SOH/AGL Deduction	0
ASSESSED VALUE	825,688
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	825,688
TOTAL JUST VALUE	825,688
NCON VALUE	22,689
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	620,075

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327425	SWIM POOL	30,000	07/01/2013
E1326463	ELE/POOL	0	07/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2582/0120	8/03/2022	WD	Q	I	01	1,100,000
GRANTOR: DICKINSON MICHAEL B &						
GRANTEE: LAKE HAVEN VENTURES						
2534/0514	1/31/2022	WD	Q	I	01	775,000
GRANTOR: COLEMAN THOMAS A & ED						
GRANTEE: DICKINSON MICHAEL B						

BUILDING NOTES

BUILDING DIMENSIONS

SFB=[YR=2013] W11 BAS=[YR=1993] W34 S15 E6 S8 W6 S34 E16 N5 E2 N10 W2 N8 E18 N4 E11 N20 W11 N10$ S10 E11 N10$.

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	0811	CONCRETE B	0	0	0	0	894.00	SF	5.20	5.20	100	1985	1985	3	49.5	2,301	
2	0855	CONC PAVER	0	0	0	0	295.00	SF	10.00	10.00	100	2010	2010	3	92	2,714	
3	0861	POOL GUNIT	0	0	0	0	250.00	SF	85.00	85.00	100	2013	2013	3	75	15,938	
4	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2013	2013	3	65	1,300	
5	0830	FLAGSTONE	0	0	0	0	695.00	SF	12.00	12.00	100	2013	2013	3	95	7,923	
6	0462	ST/AL FNC	0	0	0	0	150.00	SF	10.00	10.00	100	2013	2013	3	75	1,125	
7	1076	TRELLIS A	0	0	19	8	152.00	SF	7.50	7.50	100	2011	2011	3	68	775	

LAND DESCRIPTION

TOTAL OB/XF 32,076

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	0		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	350,000.00	350,000.00	350,000							

REVIEW DATE 03/06/2018 BY DJX Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 08/02/2023 BY SYS