

LOT 102
IN OR 2039/1964
MARSH CREEK VLG UNIT 1 PB 4/18

SEO JEONG S & BRITTANY A
9 BELTED KINGFISHER RD
FERNANDINA BEACH, FL 32034

2023

01-6N-29-1300-0102-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	12 CEDAR 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	12 HARDWOOD 50
Interior Floo	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	05 DIST 1A 100
Occupancy	00 NONE 100

Quality	04 Quality Level 04
DOR CODE	0100 SINGLE FAMILY

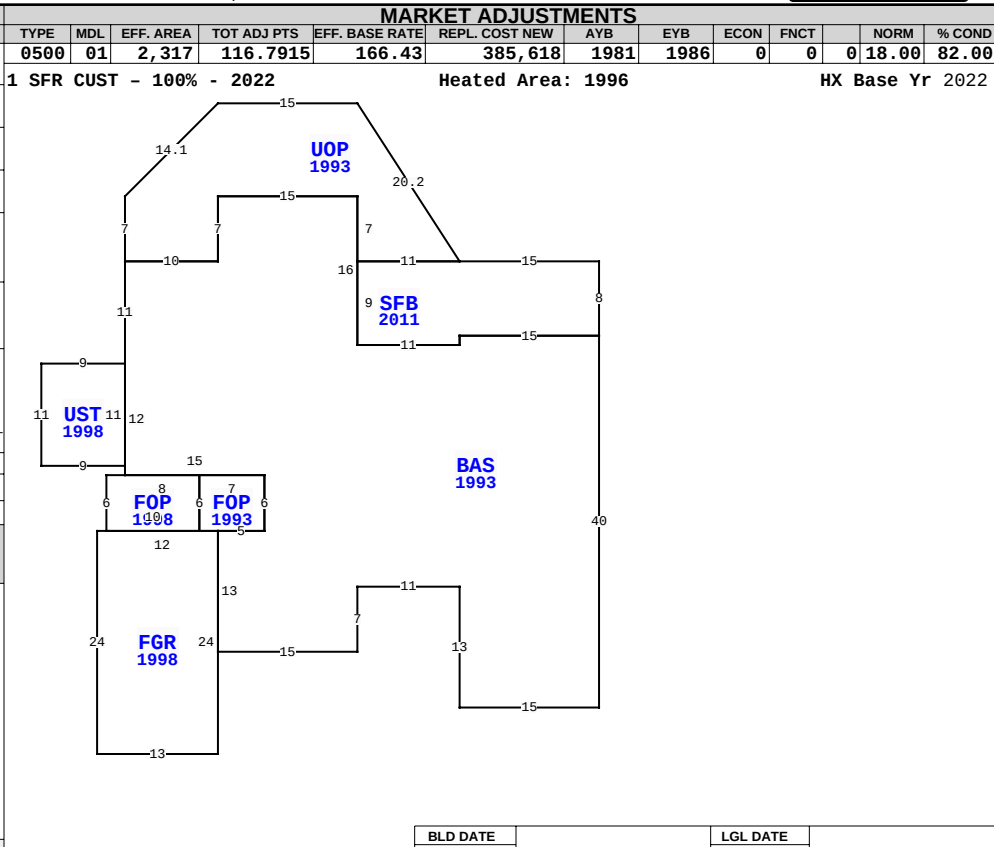
MAP NUM	MKT AREA	10
NEIGHBORHOOD/LOC 10001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,821	100	1,821	248,517
FGR	312	55	172	23,473
FOP	42	30	13	1,774
FOP	60	30	18	2,457
SFB	219	80	175	23,883
UOP	364	20	73	9,962
UST	99	45	45	6,141
TOTALS	2,917		2,317	316,207

EXTRA FEATURES	
L N	OB/XF CODE

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
2	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1981	1981	3	51.5	1,030	
3	0810	CONCRETE A	0 100	24	5	120.00	SF	8.45	8.45	100	1998	1998	3	77	781	
4	0810	CONCRETE A	0 100	7	6	42.00	SF	8.45	8.45	100	1998	1998	3	77	273	
5	1126	CB/STC 8"	0 100	7	4	28.00	SF	8.00	8.00	100	1981	1981	3	38	85	
6	0446	BOX FNC 6'	0 100	0	0	7.00	LF	20.00	20.00	100	1981	1981	3	20	28	
7	1242	WD DECK A	0 100	0	0	60.00	SF	10.00	10.00	100	1990	1990	3	20	120	
8	0855	CONC PAVER	0 100	0	0	798.00	SF	10.00	10.00	100	2002	2002	3	83	6,623	

LAND DESCRIPTION	
L N	USE CODE
1	000100



9 BELTED KINGFISHER, FERNANDINA BEACH

TOTAL OB/XF		8,940
L N	OB/XF CODE	

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NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE			316,207
TOTAL MARKET OB/XF VALUE			8,940
TOTAL LAND VALUE - MARKET			350,000
TOTAL MARKET VALUE			675,147
SOH/AGL Deduction			149,431
ASSESSED VALUE			525,716
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			475,716
TOTAL JUST VALUE			675,147
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			510,404

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9804664	XFOB	18,000	02/01/1998
B9804665	XFOB	18,000	02/01/1998

SALES DATA	
OFF RECORD Number	DATE
2039/1964	4/12/2016
TYPE INST	Q I
WD Q	I
RSN CD	01
SALE PRICE	390,000
GRANTOR: BOLAN ROBERT S ET AL	
GRANTEE: SEO JEONG S & BRITT	
0959/0945	11/27/2000
WD Q	I
GRANTOR: KROPP MONTE R JR & KA	
GRANTEE: BOLAN ROBERT S & RO	

BUILDING NOTES	
BUILDING DIMENSIONS	
SFB=[YR=2011] W15 UOP=[YR=1993] U17 L11 W15 D10 L10 S7	
BAS=[YR=1993] S11 UST=[YR=1998] W9 S11 E9 N11 \$ S12	
FOP=[YR=1998] W2 S6 FGR=[YR=1998] W1 S24 E13 N24	
FOP=[YR=1993] E5 N6 W7 S6 E2 \$ W12 \$ E10 N6 W8 \$ E15 S6 W5	
S13 E15 N7 E11 S13 E15 N40 W15 S1 W11 N16 W15 S7 W10 \$ E10 N7	
E15 S7 E11 \$ W11 S9 E11 N1 E15N8 \$.	