LOT 45
IN OR 1950/1794
MARSH CREEK VILLAGE UNIT 1B

LAPRE DAVID G & ANNE
13 MARSH HAWK RD
FERNANDINA BEACH, FL 32034

2023

01-6N-29-131B-0045-0000

BUILDING CHARACTERISTICS

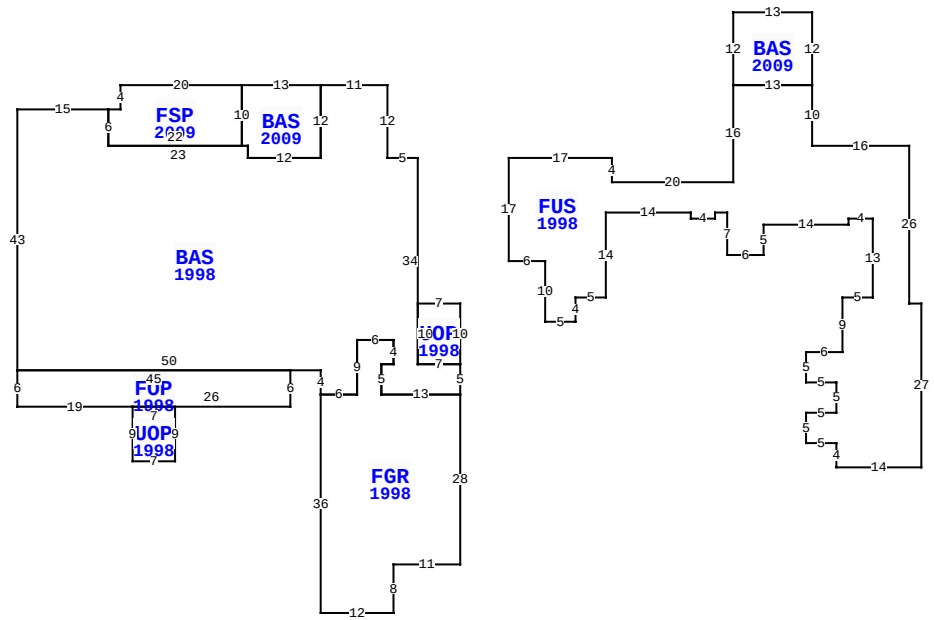
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 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	2,663	100	2,663	410,430
BAS	154	100	154	23,735
BAS	156	100	156	24,043
FGR	784	55	431	66,427
FOP	270	30	81	12,484
FSP	212	40	85	13,101
FUS	1,503	100	1,503	231,647
UOP	63	20	13	2,004
UOP	70	20	14	2,158
TOTALS	5,875		5,100	786,028

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	5,100	122.9062	175.14	893,214	1998	1998	0	0	0	12.00	88.00

1 SFR CUST – 0% - 0 Heated Area: 4476 HX Base Yr



13 MARSH HAWK RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	786,028
TOTAL MARKET OB/XF VALUE	29,166
TOTAL LAND VALUE - MARKET	675,000
TOTAL MARKET VALUE	1,490,194
SOH/AGL Deduction	152,149
ASSESSED VALUE	1,338,045
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,338,045
TOTAL JUST VALUE	1,490,194
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,216,405

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R11356	REPAIR/RRF	8,500	06/01/2008
B21571	REMODEL	175,000	06/01/2008
B9704287	NEW CONSTR	409,000	09/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1950/1794	12/08/2014	WD	Q	I	01	1,426,000
GRANTOR: PRINCE JESSE J						
GRANTEE: LAPRE DAVID G & ANN						
1925/1170	6/25/2014	QC	U	I	11	100
GRANTOR: BAILEY DOROTHY J						
GRANTEE: PRINCE JESSE J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W5 N12 W11 BAS=[YR=2009] W13 FSP=[YR=2009] W20 S4 W2 S6 E22 N10$ S10E1 S2 E12 N12 $ S12 W12 N2 W23 N6 W15 S43 FOP=[YR=1998] S6 E19 UOP=[YR=1998] S9 E7N9 W7 $ E26 N6 W45 $ E50 S4 FGR=[YR=1998] S36 E12 N8 E11 N28 W13 N5 E2 N4 W6 S9 W6 $ E6 N9 E6 S4 W2 S5 E13 N5 UOP=[YR=1998] N10 W7 S10 E7 $ W7 N34 $ PTR= E15 FUS=[YR=1998] E17 S4 E20 N16 BAS=[YR=2009] N12 E13 S12 W13 $ E13 S10 E16 S26 E2 S27 W14 N4 W5 N5 E5 N5 W5 N5 E6 N9 E5 N13 W4 S1 W14 S5 W6 N7 W2 S1 W4 N1 W14 S14 W5 S4 W5 N10 W6 N17 $ W15 $.

EXTRA FEATURES

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1998	1998	3	83	1,660	
2	0855	CONC PAVER	0	0	0	0	2,706.00	SF	10.00	10.00	100	2009	2009	3	91	24,625	
3	0855	CONC PAVER	0	0	0	0	110.00	SF	10.00	10.00	100	2009	2009	3	91	1,001	
4	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2009	2009	3	94	1,880	

LAND DESCRIPTION

TOTAL OB/XF 29,166

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000130	C	SFR WATER	0		RS-1	0.00	0.00	1.00	LT		1.00	1.00	0.90	750,000.00	675,000.00	675,000							

REVIEW DATE 11/08/2019 BY DJA Total Acres: 0.00 Total Land Value: 675,000 Market: 0 Agricultural: 0 Common: 675,000 PRINTED 08/02/2023 BY SYS