

LOT 176
MARSH CREEK VILLAGE UNIT 1B
PB 4/32

SCHMIDT MICHAEL C & LISA T
35 MARSH HAWK RD
FERNANDINA BEACH, FL 32034

2023

01-6N-29-131B-0176-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1											
Exterior Wall	16	WD FR STUC 60	0500	11	3,862	137.3328	195.70	755,793	1991	2015	0	0	0	3.50	96.50	VALUATION SUMMARY										
Exterior Wall	12	CEDAR 40	1 SFR CUST - 100% - 2020													Heated Area: 3352										
Roof Structure	03	GABLE/HIP 100														HX Base Yr 2020										
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	3.5	100																								
Frame	02	WOOD FRAME 100																								
Stories	2.	2. 100																								
Units	0	100																								
Quality			05	Quality Level 05																						
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	1,295	100	1,295	244,562																						
FGR	560	55	308	58,166																						
FOP	144	30	43	8,120																						
FOP	108	30	32	6,043																						
FOP	126	30	38	7,177																						
FUS	1,600	100	1,600	302,161																						
FUS	184	100	184	34,749																						
FUS	273	100	273	51,556																						
STP	80	10	8	1,511																						
STP	48	10	5	945																						
TOTALS	4,800		3,862	729,340																						
EXTRA FEATURES					35 MARSH HAWK RD, FERNANDINA BEACH																					
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	100	0	0	1.00	UT	2,000.00	100	1991	1991	3	72	1,440											
2	0855	CONC PAVER	0	100	0	0	1,278.00	SF	10.00	100	2015	2015	3	96	12,269											
3	1126	CB/STC 8"	0	100	0	0	144.00	SF	8.00	100	1991	1991	3	64	737											
4	0446	BOX FNC 6'	0	100	0	0	10.00	LF	20.00	100	1991	1991	3	20	40											
5	0300	BOAT DCK W	0	100	0	0	109.00	SF	40.00	100	2015	2015	3	81	3,532											
6	0855	CONC PAVER	0	100	0	0	180.00	SF	10.00	100	2015	2015	3	96	1,728											
7	0855	CONC PAVER	0	100	0	0	268.00	SF	10.00	100	2015	2015	3	96	2,573											
8	0300	BOAT DCK W	1	100	0	0	140.00	SF	40.00	100	2023	2017	87		4,872											
TOTAL OB/XF 27,191																										
LAND DESCRIPTION																										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE										
1	000116	C	SFR MARSH	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	600,000.00	600,000.00										
REVIEW DATE 04/27/2020 BY DJA Total Acres: 0.00 Total Land Value: 600,000 Market: 0 Agricultural: 0 Common: 600,000 PRINTED 08/02/2023 BY SYS																										