LOT 180
IN OR 2227/702
MARSH CREEK VILLAGE UNIT 1B

NORRIS KIMBERLY LEE
27 MARSH HAWK RD
FERNANDINA BEACH, FL 32034

2023

01-6N-29-131B-0180-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

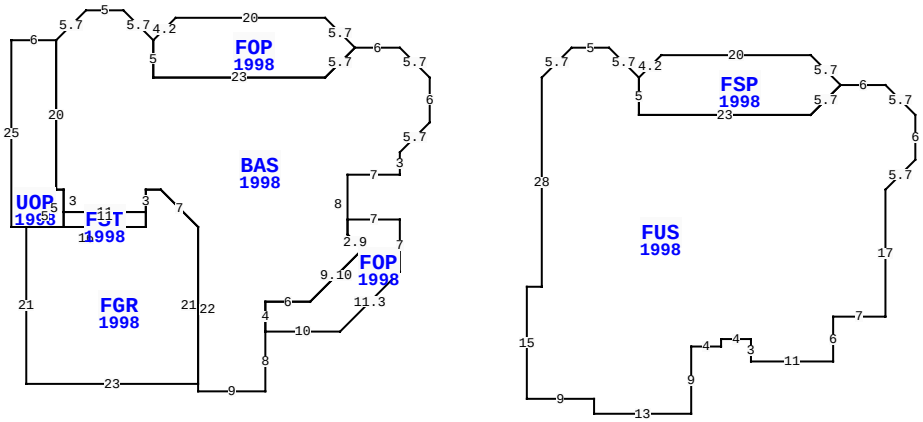
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	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	1,294	100	1,294	202,536
FGR	506	55	278	43,512
FOP	126	30	38	5,948
FOP	196	30	59	9,235
FSP	196	40	78	12,208
FST	22	55	12	1,878
FUS	1,785	100	1,785	279,386
UOP	155	20	31	4,852
TOTALS	4,280		3,575	559,555

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,575	117.4725	167.40	598,455	1998	2008	0	0	0	6.50	93.50

1 SFR CUST – 100% - 2019 Heated Area: 3079 HX Base Yr 2019



27 MARSH HAWK RD, 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		559,555
TOTAL MARKET OB/XF VALUE		11,009
TOTAL LAND VALUE - MARKET		600,000
TOTAL MARKET VALUE		1,170,564
SOH/AGL Deduction		411,328
ASSESSED VALUE		759,236
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		704,236
TOTAL JUST VALUE		1,170,564
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		872,881

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9704042	NEW CONSTR	310,400	06/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2227/0702	9/28/2018	WD	Q	I	01	920,000
GRANTOR: BLUM ERIC REV TRUST &						
GRANTEE: NORRIS KIMBERLY LEE						
1640/0026	7/31/2009	QC	U	I	11	100
GRANTOR: BLUM ERIC L & CAROL A						
GRANTEE: BLUM ERIC L & CAROL						

BUILDING NOTES

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1998	1998	3	83	1,660	
4	0855	CONC PAVER	0	100	0	0	990.00	SF	7.00	7.00	100	2003	2003	3	84	5,821	
5	0855	CONC PAVER	0	100	0	0	336.00	SF	7.00	7.00	100	2003	2003	3	84	1,976	
6	0855	CONC PAVER	0	100	0	0	180.00	SF	7.00	7.00	100	2003	2003	3	84	1,058	
7	0855	CONC PAVER	0	100	0	0	84.00	SF	7.00	7.00	100	2003	2003	3	84	494	

BUILDING DIMENSIONS

BAS=[YR=1998] L4 U4 W6 FOP=[YR=1998] U4 L4 W20 D3 L3 S5 E23 U4 R4 $ D4 L4 W23 N5 L4 U4 W5 D4 L4
UOP=[YR=1998] W6 S25 E2 FGR=[YR=1998] S21 E23 N21 L5 U5 W2 S3 FST=[YR=1998] W11 S2 E11 N2$ S2 W16$ E5 N5 W1 N20$ S20 E1 S3 E11 N3 E2 D5 R5 S22 E9 N8 FOP=[YR=1998] E10 U8 R8 N7 W7 S2 R2 D2 D7 L7 W6 S4 $ N4 E6 U7 R7 U2 L2 N8 E7 N3 R4 U4 N6 $ PTR= E15 FUS=[YR=1998] U4 R4 E5 D4 R4
FSP=[YR=1998] U3 R3 E20 D4 R4 D4 L4 W23 N5$ S5 E23 U4 R4 E6 D4 R4 S6 D4 L4 S17 W7 S6 W11 N3 W4 S1 W4 S9 W13 N2 W9 N15 E2 N28 $ W15 $.

LAND DESCRIPTION

TOTAL OB/XF 11,009

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	000140	C	SFR GOLF A	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	600,000.00	600,000.00	600,000							

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