LOT 182
IN OR 1963/919 & OR 1963/921
MARSH CREEK VILLAGE UNIT 1B

BARNES JEFFREY A REV TRUST/MICHAS JOAN S REVOCABLE
23 MARSH HAWK RD
FERNANDINA BEACH, FL 32034

2023

01-6N-29-131B-0182-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

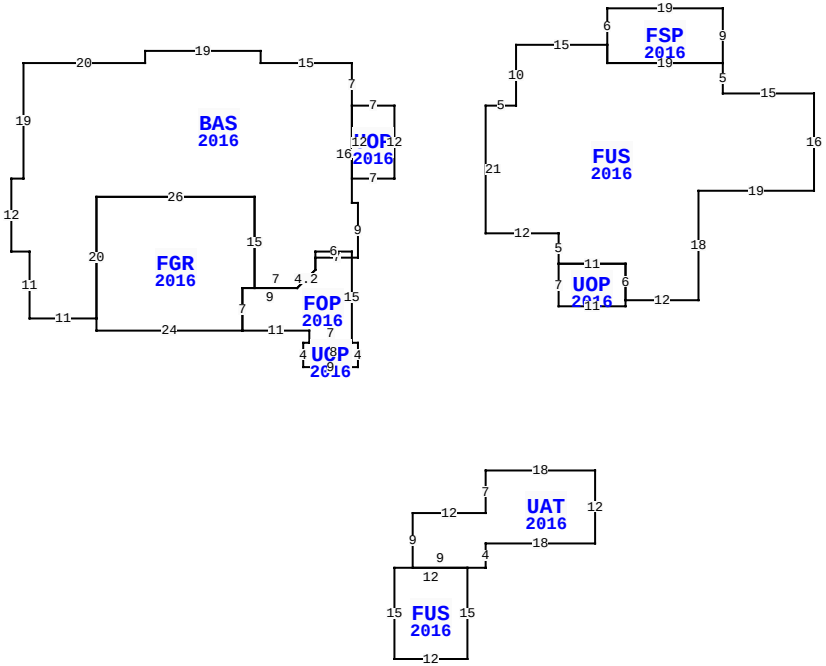
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 90
Exterior Wall	16	WD FR STUC 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 70
Roof Cover	12	MODULAR MT 30
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR 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	1,694	100	1,694	333,894
FGR	558	55	307	60,511
FOP	181	30	54	10,644
FSP	171	40	68	13,403
FUS	180	100	180	35,479
FUS	1,501	100	1,501	295,853
UAT	324	10	32	6,307
UOP	36	20	7	1,379
UOP	77	20	15	2,957
UOP	84	20	17	3,350
TOTALS	4,806		3,875	763,778

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,875	142.5960	203.20	787,400	2016	2016	0	0	0	3.00	97.00

1 SFR CUST – 100% - 2017 Heated Area: 3375 HX Base Yr 2017



23 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		763,778
TOTAL MARKET OB/XF VALUE		20,275
TOTAL LAND VALUE - MARKET		600,000
TOTAL MARKET VALUE		1,384,053
SOH/AGL Deduction		585,188
ASSESSED VALUE		798,865
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		748,865
TOTAL JUST VALUE		1,384,053
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,027,493

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530095	CO ISSUED	0	04/28/2016
B1530095	NEW CONSTR	407,057	03/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1963/0921	2/10/2015	QC	U	V	11	100
GRANTOR: MICHAS JOAN S						
GRANTEE: MICHAS JOAN S REVOC						
1963/0919	2/10/2015	QC	U	V	11	100
GRANTOR: BARNES JEFFREY A						
GRANTEE: BARNES JEFFREY A RE						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2016] W7 BAS=[YR=2016] N7 W15 N2 W19 S2 W20 S19 W2 S12 E3 S11 E11 FGR=[YR=2016] S2 E24 FOP=[YR=2016] E11 S2 UOP=[YR=2016] W1 S4 E9 N4 W8$ E7 N15 W6 S3 D3 L3 W9 S7$ N7 E2 N15 W26 S20$ N20 E26 S15 E7 U3 R3 N2 E7 N9 W1 N16$ S12 E7 N12$ PTR=E15 FUS=[YR=2016] E5 N10 E15 FSP=[YR=2016] N6 E19 S9 W19 N3$ S3 E19 S5 E15 S16 W19 S18 W12 UOP=[YR=2016] S1 W11 N7 E11 S6$ N6 W11 N5 W12 N21$ W15$ PTR= E15 S60 UAT=[YR=2016] E18 S12 W18 S4 W3 FUS=[YR=2016] S15 W12 N15 E12$ W9 N9 E12 N7$ N60 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	100	0	0	1.00	UT	2,000.00	2,000.00	100	2016	2016	3	98	1,960	
2	0855	CONC PAVER	0	100	0	0	1,384.00	SF	10.00	10.00	100	2016	2016	3	97	13,425	
3	0810	CONCRETE A	0	100	0	0	102.00	SF	6.50	6.50	100	2016	2016	3	97	643	
4	0810	CONCRETE A	0	100	10	17	170.00	SF	6.50	6.50	100	2016	2016	3	97	1,072	
5	1075	TRELLIS G	0	100	27	4	108.00	SF	35.00	35.00	100	2016	2016	3	84	3,175	

LAND DESCRIPTION

TOTAL OB/XF 20,275

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	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 06/01/2016 BY DJ Total Acres: 0.00 Total Land Value: 600,000 Market: 0 Agricultural: 0 Common: 600,000 PRINTED 08/02/2023 BY SYS