

LOT 184
IN OR 1128/487
MARSH CREEK VILLAGE UNIT 1B

HUSLER KENNETH M & JULIE W
19 MARSH HAWK RD
FERNANDINA BEACH, FL 32034

2023

01-6N-29-131B-0184-0000



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 5										
Exterior Wall	14	WD SHINGLE 100	0500	01	4,402	102.5640	146.15	643,352	2007	2007	0	0	0	7.50	92.50	VALUATION SUMMARY									
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 100% - 2008													Heated Area: 3751									
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2008									
Interior Wall	05	DRYWALL 100																							
Interior Floo	14	CARPET 60																							
Interior Floo	12	HARDWOOD 40																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms	3	100																							
Bathrooms	3	100																							
Frame	02	WOOD FRAME 100																							
Stories	2.	100																							
Units	0	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	2,166	100	2,166	292,819																					
DCK	548	10	55	7,435																					
FGR	654	55	360	48,668																					
FOP	65	30	20	2,704																					
FOP	175	30	52	7,030																					
FOP	198	30	59	7,976																					
FST	90	55	50	6,760																					
FUS	1,585	100	1,585	214,274																					
UOP	24	20	5	676																					
UOP	72	20	14	1,893																					
TOTALS			5,757	4,402	595,101																				
EXTRA FEATURES			19 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	92	3,220									
2	0855	CONC PAVER	0	100	0	0	795.00	SF	10.00	10.00	100	2007	2007	3	89	7,076									
3	0855	CONC PAVER	0	100	0	0	110.00	SF	10.00	10.00	100	2007	2007	3	89	979									
4	1242	WD DECK A	0	100	8	3	24.00	SF	10.00	10.00	100	2007	2007	3	35	84									
5	1126	CB/STC 8"	0	100	0	0	235.00	SF	8.00	8.00	100	2007	2007	3	89	1,673									
TOTAL OB/XF 13,032																									
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	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 03/06/2018 BY DJX Total Acres: 0.00 Total Land Value: 600,000 Market: 0 Agricultural: 0 Common: 600,000 PRINTED 08/02/2023 BY SYS																									