

LOT 185
IN OR 1958/913
MARSH CREEK VILLAGE UNIT 1B

TAYLOR REALTY TRUST/TAYLOR WILLARD S TRUSTEE
70 POND ST
COHASSET, MA 02025

2023

01-6N-29-131B-0185-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 80
Exterior Wall	11 BD/BTN AVG 20
Roof Structure	08 IRREGULAR 100
Roof Cover	11 SLATE 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 70
Interior Floor	14 CARPET 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
BUD8 Adjustme	05 DIST 1A 100

Quality	06 Quality Level 06
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	10
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NEIGHBORHOOD/LOC	10001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	52	15	8	1,786
BAL	65	15	10	2,233
BAS	1,760	100	1,760	392,837
BAS	69	100	69	15,401
DCK	660	10	66	14,732
FGR	440	55	242	54,015
FUS	639	100	639	142,627
UOP	30	20	6	1,340

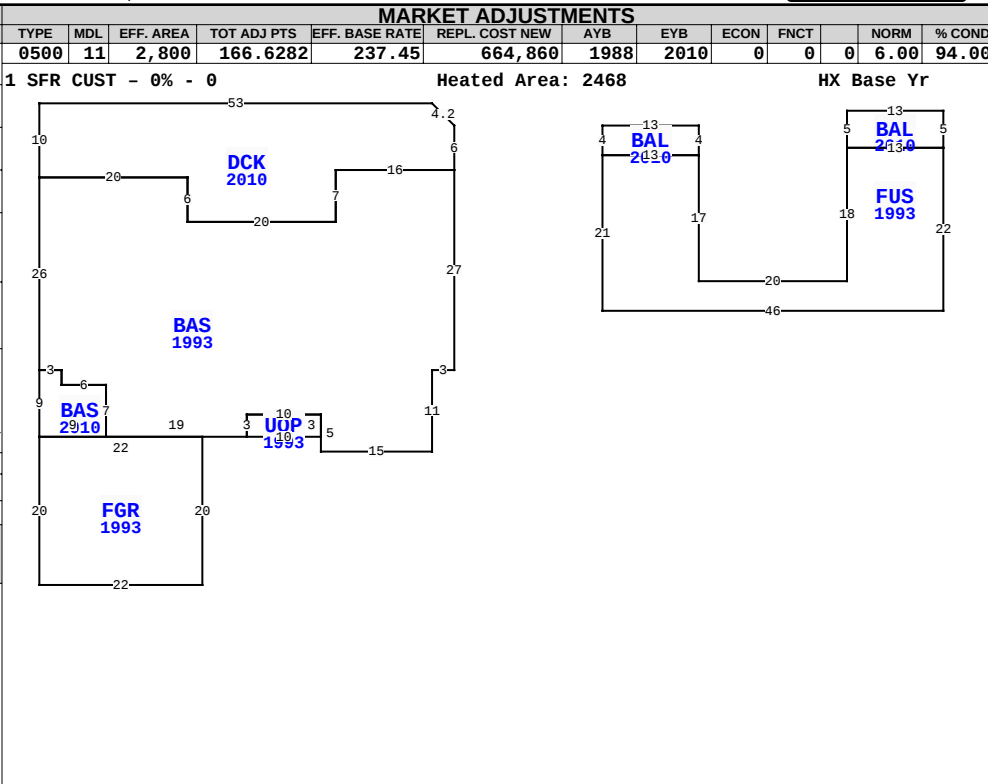
TOTALS	3,715	2,800	624,968
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EXTRA FEATURES

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	0855	CONC PAVER	0	0	0	0	1,247.00	SF	10.00	10.00	100	2010	2010	3	92	11,472	
2	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1988	1988	3	66	1,320	
4	1125	CB/STC 6"	0	0	0	0	84.00	SF	7.35	7.35	100	1988	1988	3	57	352	
5	1125	CB/STC 6"	0	0	0	0	112.00	SF	3.68	3.68	100	1988	1988	3	57	235	
6	0855	CONC PAVER	0	0	0	0	444.00	SF	10.00	10.00	100	2010	2010	3	92	4,085	

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	0	0006	RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	600,000.00	600,000.00	600,000							



17 MARSH HAWK RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		624,968	
TOTAL MARKET OB/XF VALUE		17,464	
TOTAL LAND VALUE - MARKET		600,000	
TOTAL MARKET VALUE		1,242,432	
SOH/AGL Deduction		321,631	
ASSESSED VALUE		920,801	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		920,801	
TOTAL JUST VALUE		1,242,432	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		924,857	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23029	REMODEL	175,000	11/01/2009

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1958/0913	10/07/2014	WD	U	I	11
GRANTOR: TAYLOR WILLARD S & DI					100
GRANTEE: TAYLOR REALTY TRUST					
1797/1329	6/07/2012	WD	Q	I	02
GRANTOR: MARSH HAWK ROAD HOLDI					870,000
GRANTEE: TAYLOR WILLARD S SR					

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2010] U3 L3 W53 S10 BAS=[YR=1993] S26 BAS=[YR=2010] S9 FGR=[YR=1993] S20 E22N20 W22\$ E9 N7 W6 N2 W3\$ E3 S2 E6 S7 E19 UOP=[YR=1993] E10 N3 W10 S3\$ N3 E10 S5 E15 N11 E3 N27 W16 S7 W20 N6 W20\$ E20 S6 E20 N7 E16 N6\$ PTR= E20 BAL=[YR=2010] E13 S4 FUS=[YR=1993] S17 E20 N18 BAL=[YR=2010] N5 E13 S5 W13\$ E13 S22 W46 N21 E13\$ W13 N4\$ W20 \$.