LOT 108
MARSH CREEK VILLAGE 2
PB 4/21 & 22

BRENNER ALAN S REVOCABLE TRUST/BRENNER ALAN S TRUS
31 MARSH CREEK RD
FERNANDINA BEACH, FL 32034

2023

01-6N-29-1320-0108-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

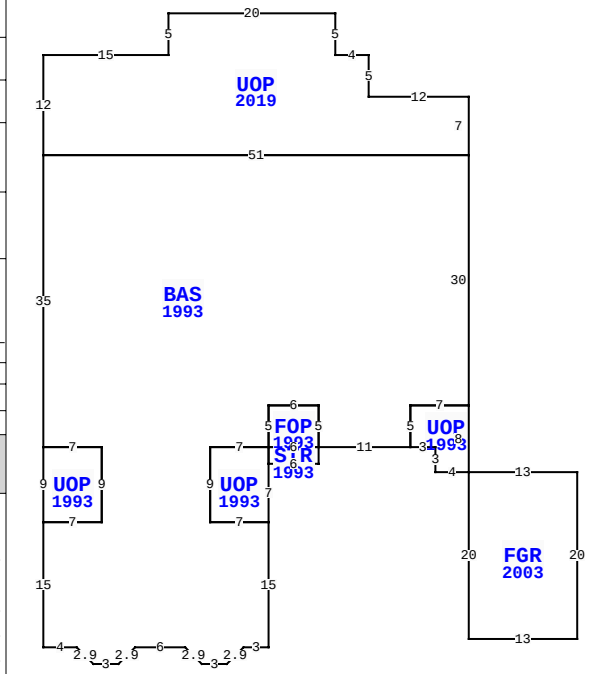
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 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	2,262	100	2,262	407,286
FGR	260	55	143	25,748
FOP	30	30	9	1,621
STR	12	10	1	180
UOP	47	20	9	1,621
UOP	63	20	13	2,341
UOP	63	20	13	2,341
UOP	652	20	130	23,407
TOTALS	3,389		2,580	464,544

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,580	141.9744	202.31	521,960	1980	2000	0	0	0	11.00	89.00

1 SFR CUST – 100% - 2022 Heated Area: 2262 HX Base Yr 2022



31 MARSH CREEK RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		464,544
TOTAL MARKET OB/XF VALUE		12,240
TOTAL LAND VALUE - MARKET		540,000
TOTAL MARKET VALUE		1,016,784
SOH/AGL Deduction		282,674
ASSESSED VALUE		734,110
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		684,110
TOTAL JUST VALUE		1,016,784
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		712,728

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1217742	H/AC	0	11/01/2012
B20585	REMODEL	1,200	09/01/2007
B0311358	NEW CONSTR	8,580	07/01/2003
R035219	REPAIR/RRF	500	07/01/2003
8536	REPAIR/RRF	5,900	12/04/1992
3642	SWIM POOL	250	09/12/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2261/1355	3/14/2019	WD	Q	I	01	775,000
GRANTOR: KING ANDREW D &						
GRANTEE: BRENNER ALAN S REVO						
2071/0656	9/13/2016	WD	Q	I	01	675,000
GRANTOR: MURRAY GEORGIA A						
GRANTEE: KING ANDREW D & SAR						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2019] W12 N5 W4 N5 W20 S5 W15 S12 BAS=[YR=1993] S35 UOP=[YR=1993] S9 E7 N9 W7 $ E7 S9 W7 S15 E4 D2 R2 E3 R2 U2 E6 D2 R2 E3 U2 R2 E3 N15 UOP=[YR=1993] N7 STR=[YR=1993] E6N2 FOP=[YR=1993] N5 W6 S5 E6$ W6 S2$ N2 W7 S9 E7 $ W7 N9 E7 N5 E6 S5 E11 UOP=[YR=1993] E3 S3 E4 N8 W7S5 $ N5 E7 N30 W51 $ E51 N7 $ PTR=S45 FGR=[YR=2003] S20 E13 N20 W13$ N45$.

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	1980	1980	3	49	980	
7	0855	CONC PAVER	0	100	0	0	1,024.00	SF	10.00	10.00	100	2019	2019	3	99	10,138	
8	0855	CONC PAVER	0	100	0	0	106.00	SF	10.00	10.00	100	2019	2019	3	99	1,049	
9	0445	BOX FNC 5'	0	100	0	0	8.00	LF	8.10	8.10	100	1980	1980	3	20	13	
10	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	1980	1980	3	20	60	

LAND DESCRIPTION

TOTAL OB/XF 12,240

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	0.90	600,000.00	540,000.00	540,000							

REVIEW DATE 03/16/2020 BY DJ Total Acres: 0.00 Total Land Value: 540,000 Market: 0 Agricultural: 0 Common: 540,000 PRINTED 08/02/2023 BY SYS