

LOT 119
MARSH CREEK VILLAGE 2
PB 4/21 & 22

HASSELBERG MICHAEL & KATHERINE
40 MARSH CREEK RD
FERNANDINA BEACH, FL 32034

2023

01-6N-29-1320-0119-0000



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	VALUATION SUMMARY																
Exterior Wall		16	WD FR STUC 100		0500	11	6,092	135.0074	192.39	1,172,040	1995	2000		0	0	0	11.00	89.00	VALUATION BY					STANDARD										
Roof Structur		08	IRREGULAR 100		1 SFR CUST - 100% - 2022										Heated Area: 5231					HX Base Yr 2022					Tax Group: 5					Tax Dist:				
Roof Cover		03	COMP SHNGL 100												BUILDING MARKET VALUE					1,043,116														
Interior Wall		05	DRYWALL 80												TOTAL MARKET OB/XF VALUE					23,226														
Interior Wall		08	DECORATIVE 20												TOTAL LAND VALUE - MARKET					750,000														
Interior Floo		14	CARPET 70												TOTAL MARKET VALUE					1,816,342														
Interior Floo		11	CLAY TILE 30												ASSESSED VALUE					1,410,509														
Air Condition		03	CENTRAL 100												TOTAL EXEMPTION VALUE					HX HB					50,000									
Heating Type		04	AIR DUCTED 100		BASE TAXABLE VALUE					1,360,509																								
Bedrooms		4	100		TOTAL JUST VALUE					1,816,342																								
Bathrooms		3.5	100		NCON VALUE					0																								
Frame		02	WOOD FRAME 100		INCOME VALUE																													
Stories		2.	100		PREVIOUS YEAR MKT VALUE					1,470,127																								
Units		0	100																															
Quality		03	Quality Level 03																															
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	3,674	100	3,674	629,088																														
FGR	719	55	395	67,635																														
FOP	81	30	24	4,109																														
FOP	85	30	26	4,452																														
FOP	206	30	62	10,616																														
FST	381	55	210	35,958																														
FUS	1,557	100	1,557	266,600																														
UOP	122	20	24	4,109																														
UOP	144	20	29	4,965																														
UOP	216	20	43	7,363																														
TOTALS	7,423		6,092	1,043,116																														
EXTRA FEATURES					40 MARSH CREEK RD, FERNANDINA BEACH																													