

WILSTERMAN JOHN D & AMY M
42 MARSH CREEK RD
FERNANDINA BEACH, FL 32034

01-6N-29-1320-0120-0000

NASSAU COUNTY PROPERTY										PAGE 1 of 2					
VALUATION SUMMARY															
VALUATION BY										STANDARD					
Tax Group: 5					Tax Dist:										
BUILDING MARKET VALUE										1,118,557					
TOTAL MARKET OB/XF VALUE										31,710					
TOTAL LAND VALUE - MARKET										750,000					
TOTAL MARKET VALUE										1,900,267					
SOH/AGL Deduction										476,426					
ASSESSED VALUE										1,423,841					
TOTAL EXEMPTION VALUE					HX HB					50,000					
BASE TAXABLE VALUE										1,373,841					
TOTAL JUST VALUE										1,900,267					
NCON VALUE										0					
INCOME VALUE															
PREVIOUS YEAR MKT VALUE										1,529,260					
PERMIT NUM				DESCRIPTION				AMT		ISSUED					
B1705081				FOPC				0		06/08/2017					
B1217645				H/AC				0		10/01/2012					
R21419				NEW CONSTR				2,475		11/01/2008					
R024285				REPAIR/RRF				22,000		07/01/2002					
B950390				REPAIR/RRF				3,800		09/01/1995					
SALES DATA															
OFF RECORD Number		DATE		TYPE INST	Q U	I I	V I	R CD	SALE PRICE						
1983/1889		6/01/2015		WD	Q	I	01		1,850,000						
GRANTOR: MILLER DAVID F JR & K															
GRANTEE: WILSTERMAN JOHN D &															
0979/0579		4/04/2001		WD	Q	I			825,000						
GRANTOR: PAUL JOHN R TRUSTEE O															
GRANTEE: MILLER DAVID F JR &															
BUILDING NOTES															
BUILDING DIMENSIONS															
FOP=[YR=2004] W17 S3 BAS=[YR=2004] W7 BAS=[YR=1993] W9 N1 FOP=[YR=2004] N9 W39 S10 E25 N1 E14 \$ W14 S1 W25 N10 W13 S10 W4 S36 BAS=[YR=2004] S8 FGR=[YR=1993] W4 S20 E24 N20 W20 \$ E18 N4 E2 N4 W20 \$ E28 FOP=[YR=1993] S2 E4 UOP=[YR=1993] S2 E6 N2 W6 \$ E10 N2 W1 N4 W12 S4 W1 \$ E1 N4 E12 S4 E14 N1 E10 N35 \$ S35 W4 S6 FGR=[YR=2004] W4 S22 E22 N22 W18 \$ E18 N6 FOP=[YR=2004] N9 W3 L4 D4 S5 E7\$ W7 N5 U4 R4 E13 N24 W9 S2 W7 N4 W1 \$ E1S4 E7 N2 E9 N5 \$ PTR= E15 FUS=[YR=1993] E39 N16 FOP=[YR=2017] N10 E14 S10 W14 \$ E14 S12 E10 S16 W6 N2 W4 S11 W14 N12 W18 S7 E1 N3 E4 S7 W9 N13 W2 S11 W15 N18 \$ W15 \$ PTR= N15 FUS=[YR=2004] N4 E7 N13 W4 N12 W11 S12 W7 S2 DCK=[YR=2004] W4 S8 E4 N8 \$ S11 E7 S4 E8 \$ S15 \$.															
ND LUE		OTHER ADJUSTMENTS AND NOTES		YEAR		DENSITY		DECL		FRZ		YR		CONSRV	
50,000															
Common: 750,000														PRINTED 08/02/2023 BY SYS	

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