

LOT 124
MARSH CREEK VILLAGE 2
PB 4/21 & 22

SIMONS FRANCES E/LATHAM VIRGINIA S
53 MARSH CREEK RD
FERNANDINA BEACH, FL 32034

2023

01-6N-29-1320-0124-0000

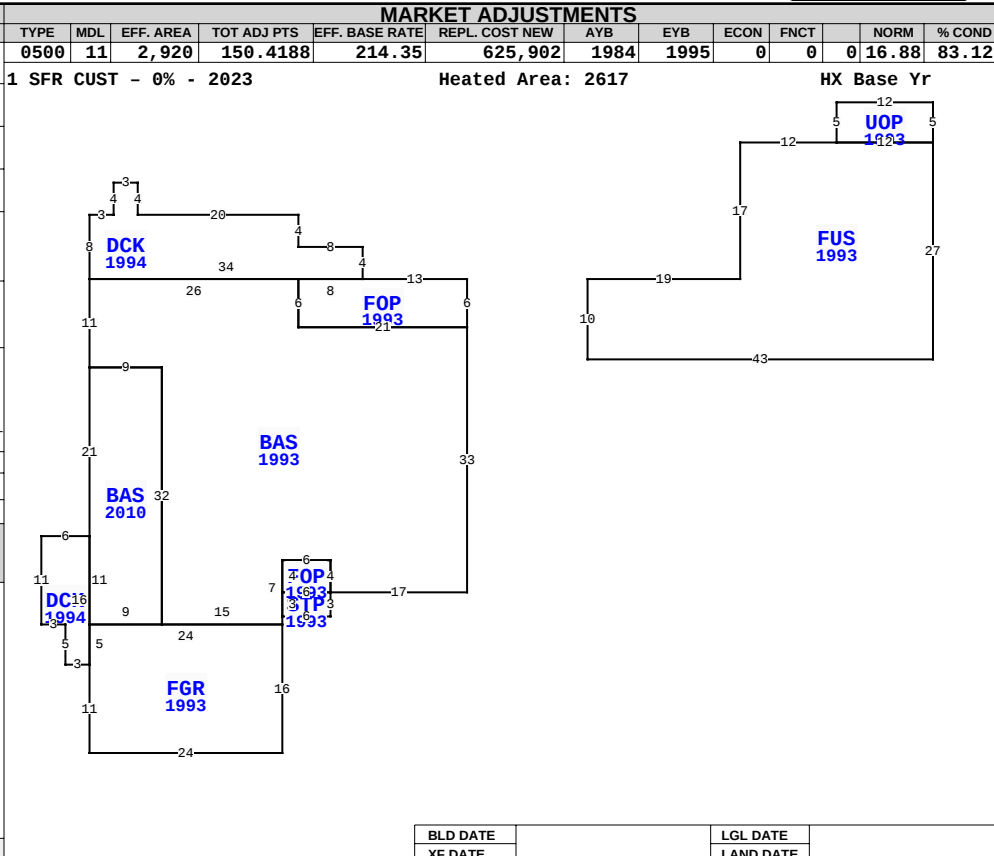


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 50
Exterior Wall	16	WD FR STUC 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Wall	06	CUST PANEL 30
Interior Floor	13	LVT/LAMNT 70
Interior Floor	19	MARBLE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	05	DIST 1A 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	1,491	100	1,491	265,648
BAS	288	100	288	51,312
DCK	81	10	8	1,426
DCK	252	10	25	4,454
FGR	384	55	211	37,594
FOP	24	30	7	1,247
FOP	126	30	38	6,770
FUS	838	100	838	149,304
STP	18	10	2	357
UOP	60	20	12	2,138
TOTALS	3,562		2,920	520,250

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	0	0	0	1,268.00	SF	4.00
2	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00



53 MARSH CREEK RD, FERNANDINA BEACH

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

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	0812	CONCRETE C	0	0	0	0	1,268.00	SF	4.00	4.00	100	1984	1984	3	47	2,384	
2	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1984	1984	3	58	1,160	

LAND DESCRIPTION										TOTAL OB/XF										3,544	
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	LA VA				
1	000140	C	SFR GOLF A	0		RS-1	0.00	0.00	1.00	LT		1.00	1.00	0.80	600,000.00	480,000.00	4				
REVIEW DATE		04/27/2020		BY	DJA		Total Acres: 0.00		Total Land Value: 480,000				Market: 0			Agricultural: 0					

NASSAU COUNTY PROPERTY										PAGE 1 of 1					5
VALUATION SUMMARY										STANDARD					
VALUATION BY										Tax Group: 5					Tax Dist:
BUILDING MARKET VALUE										520,250					
TOTAL MARKET OB/XF VALUE										3,544					
TOTAL LAND VALUE - MARKET										480,000					
TOTAL MARKET VALUE										1,003,794					
SOH/AGL Deduction										0					
ASSESSED VALUE										1,003,794					
TOTAL EXEMPTION VALUE										0					
BASE TAXABLE VALUE										1,003,794					
TOTAL JUST VALUE										1,003,794					
NCON VALUE										74,318					
INCOME VALUE															
PREVIOUS YEAR MKT VALUE										569,004					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1217536	H/AC	0	08/01/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2601/0370	11/03/2022	WD	Q	I	01	1,187,500
GRANTOR: HISSEY THEODORE W & D						
GRANTEE: SIMONS FRANCES E &						
2232/1079	10/19/2018	WD	Q	I	02	500,000
GRANTOR: BLACK DORWIN C III &						
GRANTEE: HISSEY THEODORE W &						

BUILDING NOTES									
BUILDING DIMENSIONS									
FOP=[YR=1993] W13 DCK=[YR=1994] N4 W8 N4 W20 N4 W3 S4 W3 S8 BAS=[YR=1993] S11 BAS=[YR=2010] S21 DCK=[YR=1994] W6 S11 E3 S5 E3 FGR=[YR=1993] S11 E24 N16 W24 S5\$ N16\$ S11 E9 N32 W9\$ E9 S32 E15 N1 STP=[YR=1993] E6 N3 FOP=[YR=1993] N4 W6 S4E6\$ W6 S3\$ N7 E6 S4 E17 N33 W21 N6 W26\$ E34\$ W8 S6 E21 N6\$ PTR=E15 FUS=[YR=1993] E19 N17 E12 UOP=[YR=1993] N5 E12 S5 W12\$ E12 S27W43 N10 \$ W15\$.									