

LOT 127
IN OR 1659/977
MARSH CREEK VLG 2 PB 4/21 & 22

KNEE KATHRYN
59 MARSH CREEK RD
FERNANDINA BEACH, FL 32034

2023

01-6N-29-1320-0127-0000



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	PAGE 1 of 1 5														
Exterior Wall	16	WD FR STUC 90	0500	01	3,552	106.5960	151.90	539,549	2010	2010	0	0	0	5.95	94.05	VALUATION SUMMARY													
Exterior Wall	10	ABOVE AVG 10	1 SFR CUST - 100% - 2011													Heated Area: 3232													
Roof Structure	03	GABLE/HIP 100														HX Base Yr 2011													
Roof Cover	03	COMP SHNGL 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floor	12	HARDWOOD 90																											
Interior Floor	11	CLAY TILE 10																											
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																											
Occupancy	00	NONE 100																											
Quality	04	Quality Level 04																											
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	1,796	100	1,796	256,580																									
FGR	524	55	288	41,144																									
FOP	105	30	32	4,572																									
FUS	1,436	100	1,436	205,149																									
TOTALS	3,861		3,552	507,446																									
EXTRA FEATURES															59 MARSH CREEK RD, FERNANDINA BEACH														
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													
2	0855	CONC PAVER	0 100	0	0	1,218.00	SF	10.00	10.00	100	2010	2010	3	92	11,206														
3	1076	TRELLIS A	0 100	23	4	96.00	SF	7.50	7.50	100	2010	2010	3	64	461														
4	1076	TRELLIS A	0 100	16	6	96.00	SF	7.50	7.50	100	2010	2010	3	64	461														
5	1076	TRELLIS A	0 100	16	6	96.00	SF	7.50	7.50	100	2010	2010	3	64	461														
6	1126	CB/STC 8"	0 100	0	0	71.00	SF	8.00	8.00	100	2010	2010	3	92	523														
7	1126	CB/STC 8"	0 100	12	9	108.00	SF	8.00	8.00	100	2010	2010	3	92	795														
8	0444	BOX FNC 4'	0 100	0	0	18.00	LF	6.50	6.50	100	2010	2010	3	50	59														
9	0463	FENCE GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2010	2010	3	81	243														
10	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2010	2010	3	94	1,880														
11	1243	WD DECK F	0 100	0	0	762.00	SF	8.00	8.00	100	2000	2000	3	20	1,219														
LAND DESCRIPTION															TOTAL OB/XF 17,308														
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	100	0003	RS-1	0.00	0.00	1.00	LT		1.00	1.00	0.80	600,000.00	480,000.00	480,000												
REVIEW DATE 04/27/2020 BY DJA Total Acres: 0.00 Total Land Value: 480,000 Market: 0 Agricultural: 0 Common: 480,000 PRINTED 08/02/2023 BY SYS																													