

LOTS 130 & 131
IN OR 706/1518 & OR 740/1780
MARSH CREEK VILLAGE UNIT 2

HOLMES ROBERT T & NANCY L
65 MARSH CREEK ROAD
FERNANDINA BEACH, FL 32034

2023

01-6N-29-1320-0130-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

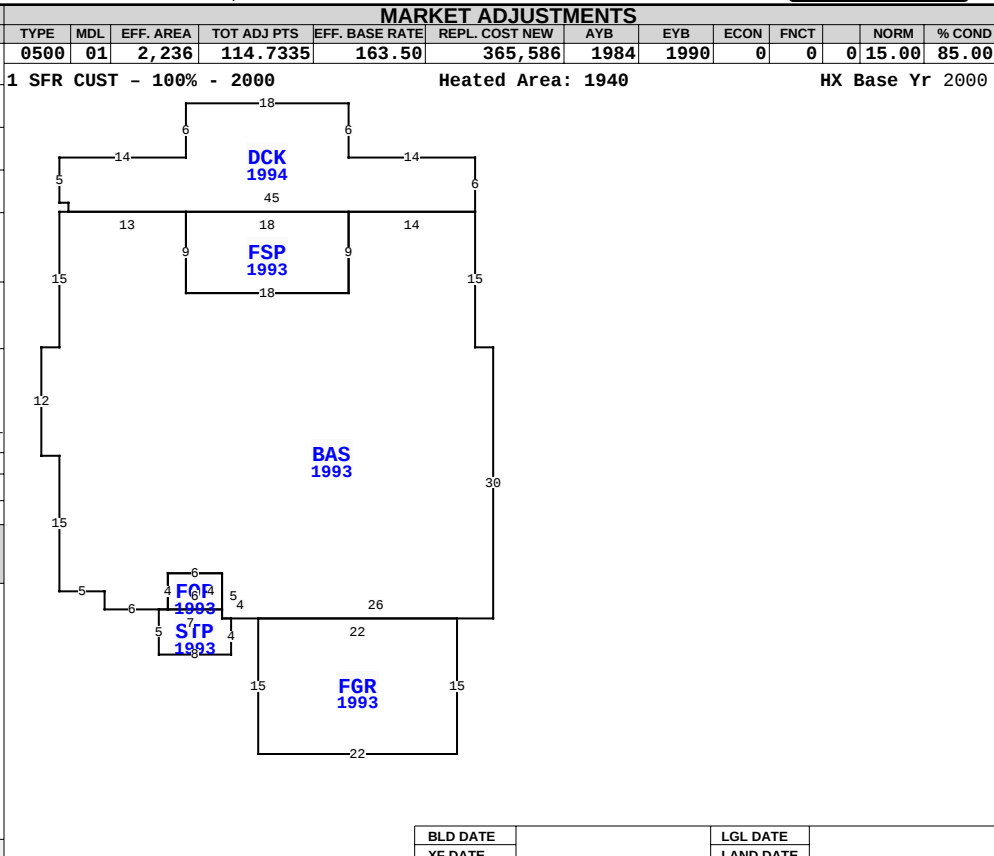
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,940	100	1,940	269,612
DCK	383	10	38	5,281
FGR	330	55	182	25,293
FOP	24	30	7	973
FSP	162	40	65	9,034
STP	39	10	4	556

TOTALS	2,878		2,236	310,748
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	
2	0812	CONCRETE C	0 100	0	0	1,723.00	SF	4.00	
3	1122	CB 6"	0 100	0	0	75.00	SF	5.85	
4	0810	CONCRETE A	0 100	0	0	75.00	SF	6.50	
5	0820	WOOD WALK	0 100	53	4	212.00	SF	11.75	
6	0855	CONC PAVER	0 100	0	0	24.00	SF	7.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000140	C	SFR GOLF A	100		RS-1	0.00	0.00	2.00



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	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1984	1984	3	58	1,160	
2	0812	CONCRETE C	0 100	0	0	1,723.00	SF	4.00	4.00	100	1984	1984	3	47	3,239	
3	1122	CB 6"	0 100	0	0	75.00	SF	5.85	5.85	100	1984	1984	3	47	206	
4	0810	CONCRETE A	0 100	0	0	75.00	SF	6.50	6.50	100	1982	1982	3	41	200	
5	0820	WOOD WALK	0 100	53	4	212.00	SF	11.75	11.75	100	2000	2000	3	40	996	
6	0855	CONC PAVER	0 100	0	0	24.00	SF	7.00	7.00	100	2000	2000	3	80	134	

TOTAL OB/XF										5,935									
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
1	000140	C	SFR GOLF A	100		RS-1	0.00	0.00	2.00	LT		1.00	1.00	0.60	600,000.00	360,000.00	720,000		

NASSAU COUNTY PROPERTY										PAGE 1 of 1 5									
VALUATION SUMMARY										STANDARD									
VALUATION BY										Tax Group: 5 Tax Dist:									
BUILDING MARKET VALUE										310,748									
TOTAL MARKET OB/XF VALUE										5,935									
TOTAL LAND VALUE - MARKET										720,000									
TOTAL MARKET VALUE										1,036,683									
SOH/AGL Deduction										678,485									
ASSESSED VALUE										358,198									
TOTAL EXEMPTION VALUE										50,000									
BASE TAXABLE VALUE										308,198									
TOTAL JUST VALUE										1,036,683									
NCON VALUE										0									
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE										714,018									

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
0740/1780	10/05/1995	WD	Q	V		55,000			
GRANTOR: EDWARD S TAYLOR TRUST									
GRANTEE: HOLMES ROBERT T & N									
0706/1518	6/10/1994	WD	U	I	05	178,500			
GRANTOR: RESOLUTION TRUST CORP									
GRANTEE: HOLMES ROBERT T & N									

BUILDING NOTES									

BUILDING DIMENSIONS									
DCK=[YR=1994] W14 N6 W18 S6 W14 S5 E1 S1 BAS=[YR=1993] W1 S15 W2 S12 E2 S15 E5 S2 E6 STP=[YR=1993] S5 E8 N4 W1 N1 FOP=[YR=1993] N4 W6 S4 E6\$ W7 \$ E1 N4 E6 S5 E4 FGR=[YR=1993] S15 E22 N15 W22\$ E26 N30 W2 N15 W14 FSP=[YR=1993] W18 S9 E18 N9\$ S9 W18 N9 W13\$ E45 N6\$.									