

LOT 132
MARSH CREEK VILLAGE 2
PB 4/21 & 22

BLALACK CHARLES B & DOLORES BRIQUELEUR
66 MARSH CREEK RD
FERNANDINA BEACH, FL 32034

2023

01-6N-29-1320-0132-0000



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										
Exterior Wall	12	CEDAR 100	0500	01	4,003	106.7220	152.08	608,776	1982	1990	0	0	16.00	84.00											
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 100% - 2023													Heated Area: 3506									
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2023									
Interior Wall	05	DRYWALL 100																							
Interior Floo	14	CARPET 70																							
Interior Floo	12	HARDWOOD 30																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms		3 100																							
Bathrooms		4 100																							
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	3,506	100	3,506	447,881																					
DCK	837	10	84	10,731																					
FGR	572	55	315	40,240																					
FOP	21	30	6	766																					
FSP	192	40	77	9,836																					
UOP	77	20	15	1,916																					
TOTALS			5,205	4,003	511,372																				
EXTRA FEATURES			66 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								
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1982	1982	3	54	1,080									
2	0850	PEBBLE WLK	0	100	0	0	338.00	SF	3.50	3.50	100	1982	1982	3	41	485									
3	0300	BOAT DCK W	0	100	111	4	444.00	SF	40.00	40.00	100	1983	1983	3	20	3,552									
6	0444	BOX FNC 4'	0	100	0	0	23.00	LF	6.50	6.50	100	1983	1983	3	20	30									
9	1242	WD DECK A	0	100	10	10	100.00	SF	10.00	10.00	100	1983	1983	3	20	200									
10	0820	WOOD WALK	0	100	45	4	180.00	SF	11.75	11.75	100	1983	1983	3	40	846									
13	0311	WD GANG WY	0	100	0	0	20.00	SF	45.00	45.00	100	1983	1983	3	20	180									
14	0303	FLT DOCK W	0	100	20	8	160.00	SF	26.00	26.00	100	1983	1983	3	20	832									
15	0317	DCK PLNG W	0	100	0	0	2.00	UT	1,000.00	1,000.00	100	1983	1983	3	20	400									
17	0855	CONC PAVER	0	100	0	0	2,513.00	SF	7.00	7.00	100	1995	1995	3	72	12,666									
LAND DESCRIPTION			TOTAL OB/XF 20,271																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	000130	C	SFR WATER	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	750,000.00	750,000.00	750,000								
REVIEW DATE 06/15/2016 BY DJ Total Acres: 0.00 Total Land Value: 750,000 Market: 0 Agricultural: 0 Common: 750,000 PRINTED 08/02/2023 BY SYS																									