

LOT 133
IN OR 2132/863
MARSH CREEK VLG 2 PB 4/21 & 22

MILLER DAVID F JR & KATHY L
68 MARSH CREEK RD
FERNANDINA BEACH, FL 32034

2023

01-6N-29-1320-0133-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	08 IRREGULAR 100
Roof Cover	06 ASB SHINGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	12 HARDWOOD 70
Interior Floo	14 CARPET 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3 100
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	2,593	100	2,593	338,785
BAS	126	100	126	16,462
DCK	120	10	12	1,567
DCK	63	10	6	784
DCK	288	10	29	3,789
DCK	312	10	31	4,050
FGR	582	55	320	41,809
FOP	42	30	13	1,698
FSP	320	40	128	16,724
FUS	486	100	486	63,497
TOTALS	5,016		3,811	497,921

** This building has 11 Sub-Areas

68 MARSH CREEK RD, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND 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	0504	FP-ELECTRI	0	100	0	0		1.00	UT 2,000.00	2,000.00	100	1980	1980	3	49	980
4	0504	FP-ELECTRI	0	100	0	0		1.00	UT 2,000.00	2,000.00	100	2008	2008	3	93	1,860
5	0855	CONC PAVER	0	100	0	0		5,673.00	SF 10.00	10.00	100	2008	2008	3	90	51,057
8	0300	BOAT DCK W	0	100	0	0		604.00	SF 40.00	40.00	100	2003	2003	3	36	8,698
9	0311	WD GANG WY	0	100	0	0		18.00	SF 45.00	45.00	100	1998	1998	3	20	162
10	0303	FLT DOCK W	0	100	21	8		168.00	SF 26.00	26.00	100	1998	1998	3	27	1,179
11	0317	DCK PLNG W	0	100	0	0		2.00	UT 1,000.00	1,000.00	100	1998	1998	3	20	400

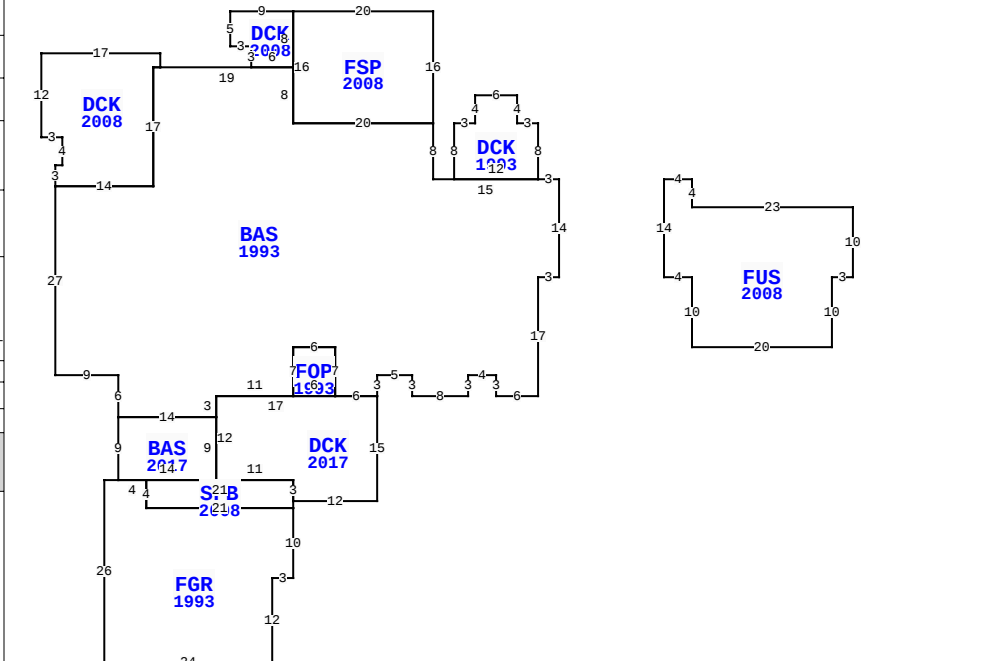
LAND DESCRIPTION	
L N	USE CODE
1	000130

		TOTAL OB/XF										64,336									
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		
	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 03/01/2018 BY DJX Total Acres: 0.00 Total Land Value: 750,000 Market: 0 Agricultural: 0 Common: 750,000 PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND
0500 01 3,811 109.1475 155.54 592,763 1979 1990 0 0 0 16.00 84.00
1 SFR CUST - 100% - 2018 Heated Area: 3272 HX Base Yr 2018



NASSAU COUNTY PROPERTY PAGE 1 of 1 5

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE		497,921
TOTAL MARKET OB/XF VALUE		64,336
TOTAL LAND VALUE - MARKET		750,000
TOTAL MARKET VALUE		1,312,257
SOH/AGL Deduction		431,372
ASSESSED VALUE		880,885
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		830,885
TOTAL JUST VALUE		1,312,257
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,087,803

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1706833	ADDITION	225,000	08/01/2017
14218	H/AC	0	10/01/2008
B21760	DEMOLITION	120,000	08/01/2008
R11452	REPAIR/RRF	1,200	08/01/2008

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2132/0863	7/05/2017	WD U	I	30	
GRANTOR: MILLER DAVID F JR ET					
GRANTEE: MILLER DAVID F JR &					
2127/0308	12/21/2016	TD U	I	11	100
GRANTOR: MILLER DAVID F SR TRU					
GRANTEE: MILLER DAVID F JR,					

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1993] W3 DCK=[YR=1993] N8 W3 N4 W6 S4 W3 S8 E12\$ W15
N8 FSP=[YR=2008] N16 W20 DCK=[YR=2008] W9 S5 E3 S3 E6 N8\$
S16 E20\$ W20 N8 W19 DCK=[YR=2008] N2 W17 S12 E3 S4 W1 S3 E14
N17 E1\$ W1 S17 W14 S27 E9 S6 BAS=[YR=2017] S9 FGR=[YR=1993]
W2 S26 E24N12 E3N10 SFB=[YR=2008] N1 DCK=[YR=2017] E12 N15
W6 FOP=[YR=1993] N7 W6 S7 E6\$ W17 S12 E11 S3\$ N3 W21 S4 E21\$
W21 N4 W4\$ E14 N9 W14\$ E14 N3 E11 N7 E6 S7 E6 N3 E5 S3 E8 N3
E4 S3 E6 N17 E3 N14\$ PTR=E15 FUS=[YR=2008] E4 S4 E23 S10 W3
S10 W20 N10 W4 N14\$ W15\$.