

LEVY SUSAN A/MARQUESS STEPHEN K
69 MARSH CREEK ROAD
FERNANDINA BEACH, FL 32034

01-6N-29-1320-0136-0000

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	VALUATION SUMMARY															
Exterior Wall		10	ABOVE AVG 100		0500	12	3,010	229.7148	327.34	985,293	1985	2015	0	0	0	3.00	97.00	VALUATION BY		STANDARD														
Roof Structur		03	GABLE/HIP 100		1 SFR CUST - 0% - 2023										Heated Area: 2518										HX Base Yr									
Roof Cover		03	COMP SHNGL 100												Tax Group: 5										Tax Dist:									
Interior Wall		05	DRYWALL 60												BUILDING MARKET VALUE										955,734									
Interior Wall		06	CUST PANEL 40												TOTAL MARKET OB/XF VALUE										20,910									
Interior Floo		12	HARDWOOD 70												TOTAL LAND VALUE - MARKET										600,000									
Interior Floo		15	HARDTILE 30												TOTAL MARKET VALUE										1,576,644									
Air Condition		03	CENTRAL 100												SOH/AGL Deduction										0									
Heating Type		04	AIR DUCTED 100												ASSESSED VALUE										1,576,644									
Bedrooms			3 100												TOTAL EXEMPTION VALUE										0									
Bathrooms			3.5 100												BASE TAXABLE VALUE										1,576,644									
Frame		02	WOOD FRAME 100												TOTAL JUST VALUE										1,576,644									
Stories		1.	1. 100		NCON VALUE										121,587																			
Units			0 100		INCOME VALUE																													
BUD8 Adjustme		05	DIST 1A 100		PREVIOUS YEAR MKT VALUE										733,149																			
Quality		06	Quality Level 06																															
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	2,135	100	2,135	677,905																														
BAS	383	100	383	121,610																														
FGR	600	55	330	104,781																														
FOP	100	30	30	9,525																														
FOP	120	30	36	11,430																														
UOP	441	20	88	27,942																														
UOP	40	20	8	2,540																														
TOTALS	3,819		3,010	955,734																														
EXTRA FEATURES					69 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	0812	CONCRETE C	0	0	0	0		1,573.00	SF	4.00			4.00	100	1985	1985	3	49.5	3,115															
2	0504	FP-ELECTRI	0	0	0	0		1.00	UT	2,000.00			2,000.00	100	1985	1985	3	60	1,200															
3	0810	CONCRETE A	0	0	0	0		244.00	SF	6.50			6.50	100	1985	1985	3	49.5	785															
4	0850	PEBBLE WLK	0	0	0	0		143.00	SF	3.50			3.50	100	1985	1985	3	49.5	248															
5	0861	POOL GUNIT	0	0	0	0		470.00	SF	85.00			85.00	100	1997	1997	3	21	8,390															
6	0845	KOOL DECK	0	0	0	0		338.00	SF	7.25			7.25	100	1997	1997	3	75	1,838															
7	1126	CB/STC 8"	0	0	0	0		71.00	SF	8.00			8.00	100	1985	1985	3	49.5	281															
8	0911	SCRN RM A	0	0	0	0		1,152.00	SF	17.50			17.50	100	1997	1997	3	20	4,032															
9	0445	BOX FNC 5'	0	0	0	0		57.00	LF	8.10			8.10	100	1985	1985	3	20	92															
10	0825	BRICK	0	0	0	0		68.00	SF	12.50			12.50	100	1997	1997	3	93	791															
LAND DESCRIPTION					TOTAL OB/XF															20,772														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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		0		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	600,000.00	600,000.00	600,000																
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