

LOT 143
IN OR 2166/1795
MARSH CREEK VILLAGE UNIT 2

WELSCH ERIC N/CISTERNA BARBARA SILVA
83 OYSTER CATCHER RD
FERNANDINA BEACH, FL 32034

2023

01-6N-29-1320-0143-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	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
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NEIGHBORHOOD/LOC	10001.00
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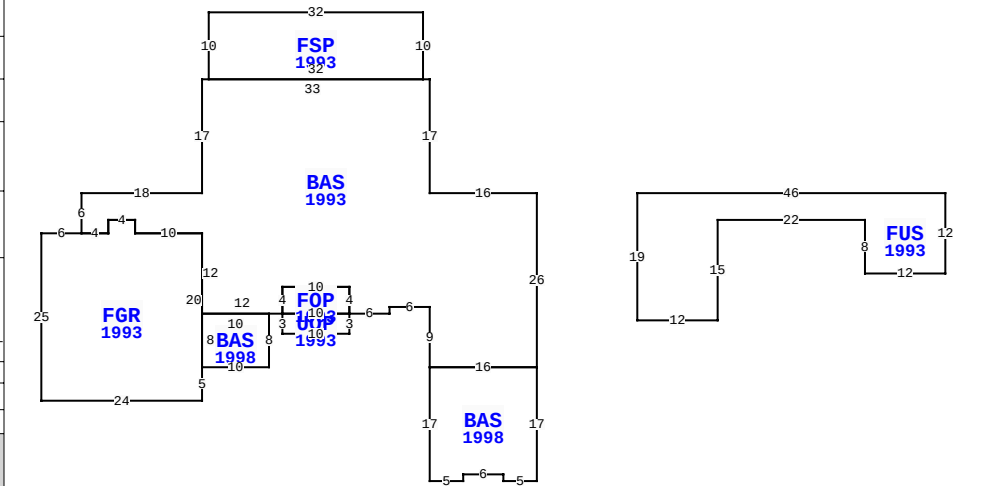
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,660	100	1,660	223,937
BAS	80	100	80	10,792
BAS	266	100	266	35,884
FGR	608	55	334	45,057
FOP	40	30	12	1,619
FSP	320	40	128	17,267
FUS	460	100	460	62,055
UOP	30	20	6	809

TOTALS	3,464		2,946	397,421
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0812	CONCRETE C	0	100	0	0	0	2,033.00	SF 4.00
3	0504	FP-ELECTRI	0	100	0	0	0	1.00	UT 2,000.00
4	0855	CONC PAVER	0	100	0	0	0	1,810.00	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	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0500	01	2,946	117.6000	167.58	493,691	1983	1983	0	0	0	19.50	80.50	
1 SFR CUST - 100% - 2018 Heated Area: 2466 HX Base Yr 2018													



BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF													
15,585													

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15,585													

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		397,421	
TOTAL MARKET OB/XF VALUE		15,585	
TOTAL LAND VALUE - MARKET		600,000	
TOTAL MARKET VALUE		1,013,006	
SOH/AGL Deduction		447,930	
ASSESSED VALUE		565,076	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		515,076	
TOTAL JUST VALUE		1,013,006	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		705,762	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9804557	B002	34,800	01/01/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2166/1795	12/28/2017	WD	Q	I	02	667,500
GRANTOR: NAUSE JANET KOEHLER L						
GRANTEE: WELSCH ERIC N & BAR						
1949/1143	11/19/2014	SW	U	I	11	100
GRANTOR: NAUSE JANET KOEHLER						
GRANTEE: NAUSE JANET KOEHLER						

BUILDING NOTES						
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BUILDING DIMENSIONS						
BAS=[YR=1993] W16 N17 W1 FSP=[YR=1993] N10 W32 S10 E32 \$ W33 S17 W18 S6 FGR=[YR=1993] W6 S25 E24 N5 BAS=[YR=1998] E10 N8 W10 S8 \$ N20 W10 N2 W4 S2 W4 \$ E4 N2 E4 S2 E10 S12 E12 UOP=[YR=1993] S3 E10 N3 FOP=[YR=1993] N4 W10 S4 E10 \$ W10 \$ N4 E10 S4 E6 N1 E6 S9 BAS=[YR=1998] S17 E5 N1 E6 S1 E5 N17 W16 \$ E16 N26 \$ PTR= E15 FUS=[YR=1993] E46 S12 W12 N8 W22 S15 W12 N19 \$ W15 \$.						