

LOT 146
IN OR 1799/485
MARSH CREEK VILLAGE #2

MCCREARY WALTER C & LINDA
89 OYSTER CATCHER RD
FERNANDINA BEACH, FL 32034

2023

01-6N-29-1320-0146-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
BUD4 Adjustme	40	. 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10001.00	

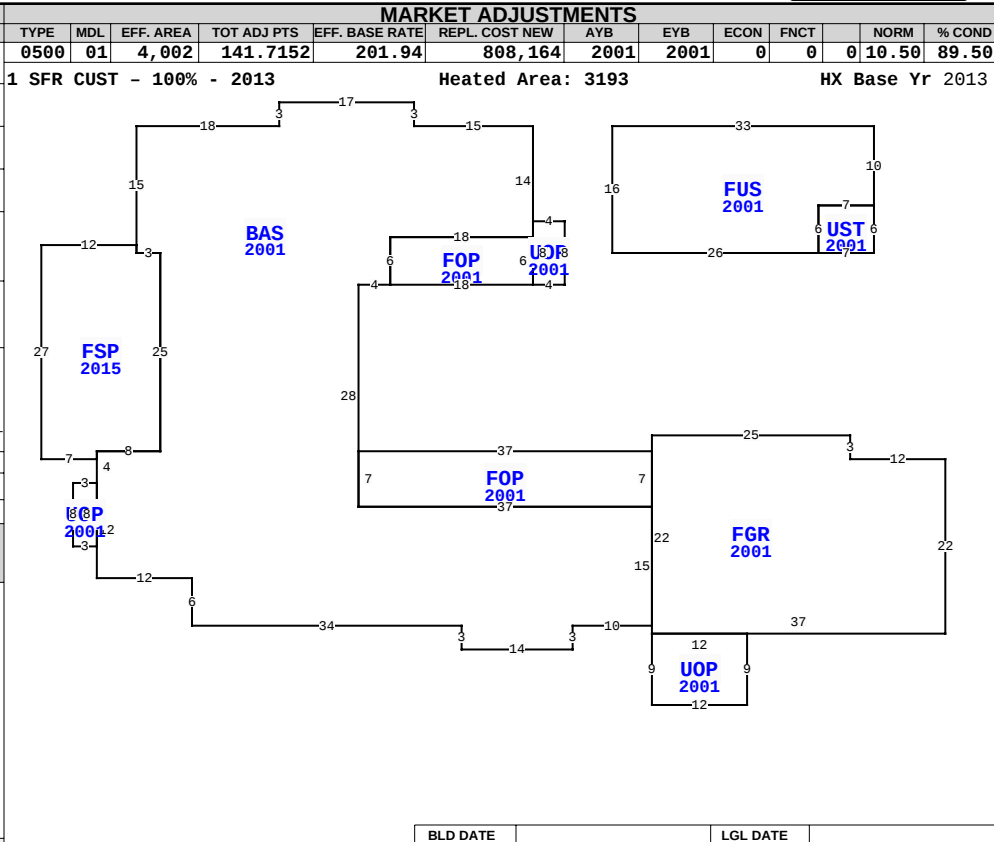
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,707	100	2,707	489,254
FGR	889	55	489	88,380
FOP	108	30	32	5,783
FOP	259	30	78	14,097
FSP	394	40	158	28,557
FUS	486	100	486	87,838
UOP	24	20	5	904
UOP	32	20	6	1,085
UOP	108	20	22	3,976
UST	42	45	19	3,434
TOTALS	5,049		4,002	723,307

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	2001	2001	3	86	1,720	
2	0812	CONCRETE C	0 100	0	0	1,837.00	SF	4.00	4.00	100	2001	2001	3	82	6,025	
3	0825	BRICK	0 100	11	4	44.00	SF	12.50	12.50	100	2001	2001	3	95	523	
4	1126	CB/STC 8"	0 100	0	0	391.00	SF	8.00	8.00	100	2001	2001	3	82	2,565	
5	0825	BRICK	0 100	0	0	296.00	SF	12.50	12.50	100	2001	2001	3	95	3,515	
6	0445	BOX FNC 5'	0 100	0	0	17.00	LF	8.10	8.10	100	2001	2001	3	20	28	
7	0463	FENCE GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2001	2001	3	58	174	
8	0810	CONCRETE A	0 100	0	0	63.00	SF	6.50	6.50	100	2001	2001	3	82	336	
9	0825	BRICK	0 100	69	3	207.00	SF	12.50	12.50	100	2001	2001	3	95	2,458	

LAND DESCRIPTION			TOTAL OB/XF 17,344														
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
1	000140	C	SFR GOLF A	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	600,000.00	600,000.00	600,000

REVIEW DATE 04/27/2020 BY DJA Total Acres: 0.00 Total Land Value: 600,000 Market: 0 Agricultural: 0 Common: 600,000 PRINTED 08/02/2023 BY SYS



89 OYSTER CATCHER CT, FERNANDINA BEACH

NASSAU COUNTY PROPERTY			PAGE 1 of 1	5
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 5			Tax Dist:	
BUILDING MARKET VALUE			723,307	
TOTAL MARKET OB/XF VALUE			17,344	
TOTAL LAND VALUE - MARKET			600,000	
TOTAL MARKET VALUE			1,340,651	
SOH/AGL Deduction			548,405	
ASSESSED VALUE			792,246	
TOTAL EXEMPTION VALUE	HX HB		50,000	
BASE TAXABLE VALUE			742,246	
TOTAL JUST VALUE			1,340,651	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			948,733	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530292	SCRNRM	8,776	04/01/2015
B0007484	NEW CONSTR	279,996	08/01/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1799/0485	6/14/2012	WD	Q	I	02	860,000
GRANTOR: BOWMAN HARRY W TRUSTE						
GRANTEE: MCCREARY WALTER C &						
1380/1030	1/10/2006	WD	Q	I		1,225,000
GRANTOR: LANE GREGORY R						
GRANTEE: BOWMAN HARRY W TRUS						

BUILDING NOTES		

BUILDING DIMENSIONS		
BAS=[YR=2001] W15 N3 W17 S3 W18 S15 FSP=[YR=2015] W12 S27 E7 N1 E8 N25 W3 N1\$ S1 E3 S25 W8 S4 UOP=[YR=2001] W3 S8 E3 N8\$ S12 E12 S6 E34 S3 E14 N3 E10FGR=[YR=2001] S1 UOP=[YR=2001] S9 E12 N9W12 \$ E37 N22 W12 N3 W25 S2 FOP=[YR=2001] W37 S7 E37 N7 \$ S22\$ N15 W37 N28 E4 FOP=[YR=2001] E18 UOP=[YR=2001] E4 N8 W4 S8 \$ N6 W18 S6 \$ N6 E18 N14 \$ PTR= E10 FUS=[YR=2001] E33 S10 UST=[YR=2001] S6 W7 N6 E7 \$ W7 S6 W26 N16 \$ W10\$.		