

LOT 154
IN OR 2192/529
MARSH CREEK VILLAGE UNIT 2

CLARK ANDREW T/POTOSNAK-CLARK KAREN
105 MARSH CREEK RD
FERNANDINA BEACH, FL 32034

2023

01-6N-29-1320-0154-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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		2 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
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	2,378	100	2,378	331,910
FGR	570	55	314	43,826
FOP	22	30	7	977
FOP	24	30	7	977
FST	54	55	30	4,188

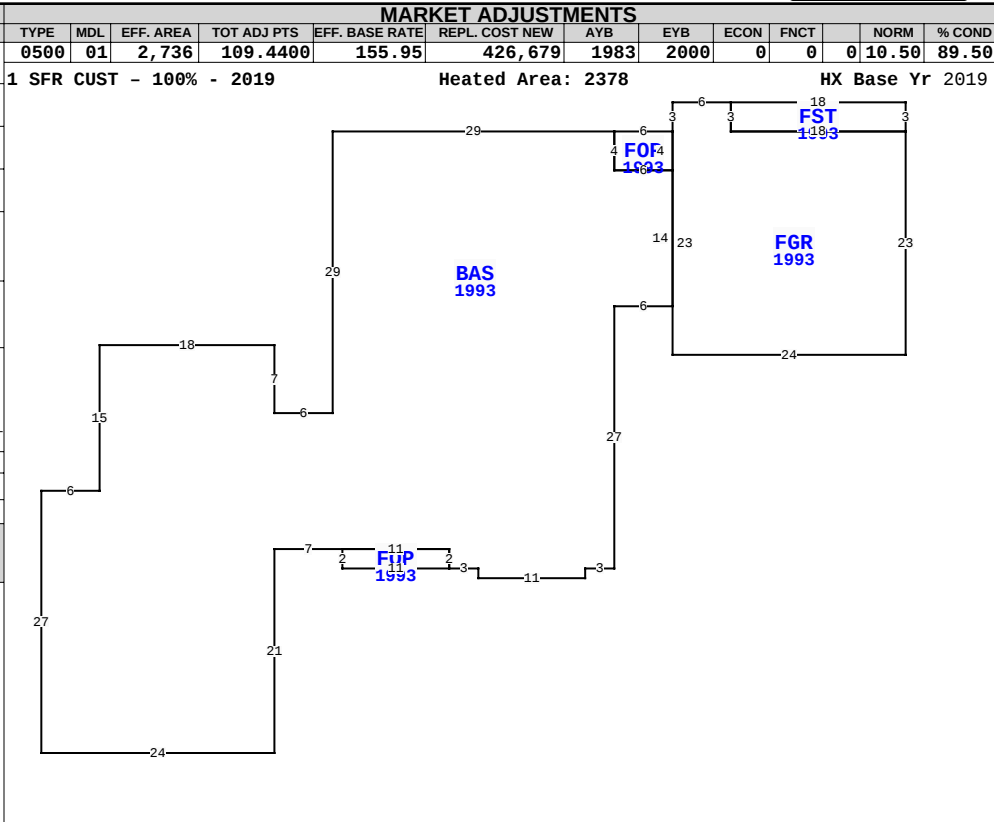
TOTALS	3,048		2,736	381,878
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EXTRA FEATURES

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	1983	1983	3	56	1,120	
2	0850	PEBBLE WLK	0	100	0	0	2,185.00	SF	3.50	3.50	100	1985	1985	3	49.5	3,786	
3	0850	PEBBLE WLK	0	100	0	0	224.00	SF	3.50	3.50	100	1985	1985	3	49.5	388	
4	0850	PEBBLE WLK	0	100	0	0	662.00	SF	3.50	3.50	100	1985	1985	3	49.5	1,147	
5	1242	WD DECK A	0	100	0	0	116.00	SF	10.00	10.00	100	2005	2005	3	27	313	

LAND DESCRIPTION

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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	450,000.00	450,000.00	450,000							



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

105 MARSH CREEK RD, FERNANDINA BEACH																	
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NASSAU COUNTY PROPERTY

VALUATION BY	STANDARD	
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		381,878
TOTAL MARKET OB/XF VALUE		6,754
TOTAL LAND VALUE - MARKET		450,000
TOTAL MARKET VALUE		838,632
SOH/AGL Deduction		492,458
ASSESSED VALUE		346,174
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		296,174
TOTAL JUST VALUE		838,632
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		690,649

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2192/0529	4/18/2018	WD	Q	I	02	412,500
GRANTOR: OWENS SHIRLEY N & DAV						
GRANTEE: CLARK ANDREW T & KA						
2155/1625	10/30/2017	FJ	U	I	11	100
GRANTOR: NELSON LUCILLE M ESTA						
GRANTEE: OWENS SHIRLEY N & D						

BUILDING NOTES

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BUILDING DIMENSIONS

FST=[YR=1993] W18 FGR=[YR=1993] W6 S3 FOP=[YR=1993] W6
BAS=[YR=1993] W29 S29 W6 N7 W18 S15 W6 S27 E24 N21 E7
FOP=[YR=1993] S2 E11 N2 W11\$ E11 S2 E3 S1 E11 N1 E3 N27E6 N14
W6 N4 \$ S4 E6 N4\$ S23 E24 N23 W18 N3 \$ S3 E18 N3\$.