

LOT 156
MARSH CREEK VLG 2 PB 4/21 & 22
& LOT 63

ADAMS BRIAN DAVID & DEBORAH J/
109 MARSH CREEK ROAD
FERNANDINA BEACH, FL 32034

2023

01-6N-29-1320-0156-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	12 CEDAR 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 70
Interior Floo	11 CLAY TILE 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. 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	608	100	608	77,731
BAS	2,356	100	2,356	301,209
BAS	513	100	513	65,586
DCK	218	10	22	2,813
FGR	664	55	365	46,664
FOP	60	30	18	2,301
FOP	86	30	26	3,324
FSP	201	40	80	10,228
FST	24	55	13	1,662

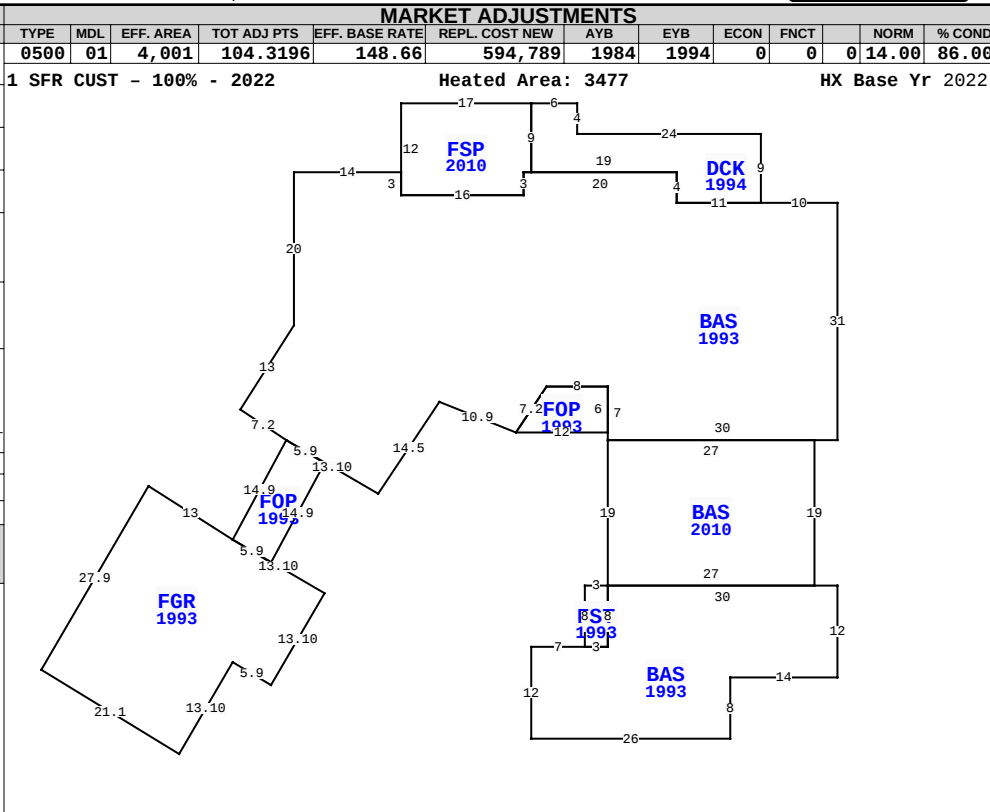
TOTALS	4,730	4,001	511,519
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EXTRA FEATURES

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	0812	CONCRETE C	0	100	190	10	2,331.00	SF	4.00	4.00	100	1984	1984	3	47	4,382	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1984	1984	3	58	1,160	
3	0861	POOL GUNIT	0	100	0	0	360.00	SF	85.00	85.00	100	1984	1984	3	20	6,120	
4	1125	CB/STC 6"	0	100	0	0	511.00	SF	7.35	7.35	100	1984	1984	3	47	1,765	
5	1242	WD DECK A	0	100	0	0	802.00	SF	10.00	10.00	100	2003	2003	3	22	1,764	
6	1242	WD DECK A	0	100	0	0	64.00	SF	10.00	10.00	100	2003	2003	3	22	141	
7	1076	TRELLIS A	0	100	0	0	120.00	SF	7.50	7.50	100	2003	2003	3	36	324	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	600,000.00	600,000.00	600,000							
2	000140	C	SFR GOLF A	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	0.50	600,000.00	300,000.00	300,000							



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

109 MARSH CREEK RD, FERNANDINA BEACH

TOTAL OB/XF															15,656									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	600,000.00	600,000.00	600,000							
2	000140	C	SFR GOLF A	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	0.50	600,000.00	300,000.00	300,000							

REVIEW DATE	06/27/2016	BY	DJ	Total Acres:	0.00	Total Land Value:	900,000	Market:	0	Agricultural:	0	Common:	900,000	PRINTED 08/02/2023 BY	SY
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NASSAU COUNTY PROPERTY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		511,519
TOTAL MARKET OB/XF VALUE		15,656
TOTAL LAND VALUE - MARKET		900,000
TOTAL MARKET VALUE		1,427,175
SOH/AGL Deduction		198,998
ASSESSED VALUE		1,228,177
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		1,178,177
TOTAL JUST VALUE		1,427,175
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,192,405

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
2407/1866	11/10/2020	WD Q	I 01
SALE PRICE			
1,248,000			

GRANTOR: STARKS STELLA FLOYD L			
GRANTEE: ADAMS BRIAN DAVID &			
2026/0634	2/01/2016	WD U	V 11
GRANTOR: STARKS MARVIN WAYNE &			
GRANTEE: STARKS STELLA FLOYD			

BUILDING NOTES

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BUILDING DIMENSIONS

BAS=[YR=1993] W10 DCK=[YR=1994] N9W24N4W6 FSP=[YR=2010]
W17S12E16N3E1N9\$ S9 E19 S4 E11\$ W11 N4 W20 S3 W16 N3 W14 S20
L7 D11 R6 D4 FOP=[YR=1993] L7 D13 FGR=[YR=1993] U7 L11
D24 L14 D11 R18 U12 R7 D3 R5 U12 R7 L12 U7 \$ D3 R5 U13
R7 U3 L5 \$ D7 R12 U12 R8 D4 R10 FOP=[YR=1993] E12 N6 W8
D6 L4 \$ U6 R4 E8 S7 BAS=[YR=2010] S19 FST=[YR=1993] W3S8
BAS=[YR=1993] W7 S12 E26 N8 E14 N12 W30 S8 W3\$ E3 N8\$ E27
N19 W27\$ E30 N31\$.