LOT 158
MARSH CREEK VILLAGE #2
PB 4/21 & 22

NICHOLS JOHN D & REBECCA S L/E/
9363 WORTENDYKE ROAD
BARAVIA, NY 14020

2023

01-6N-29-1320-0158-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

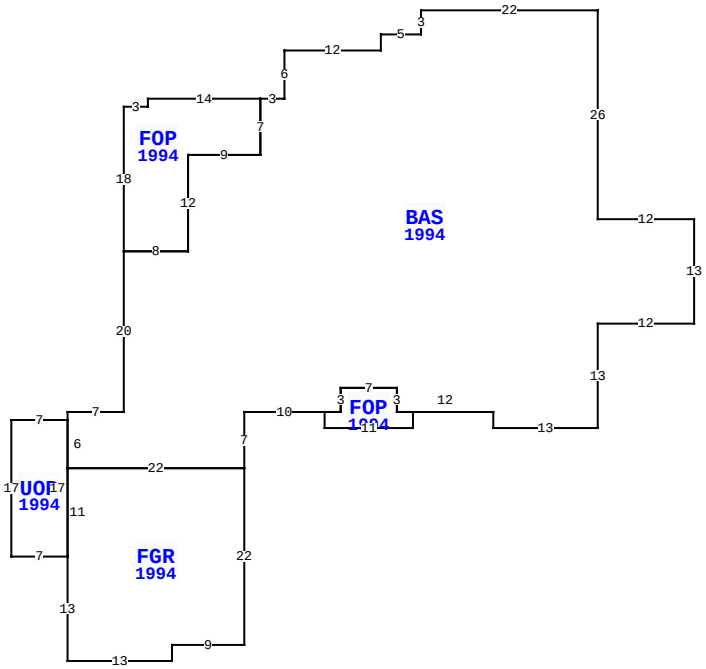
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	2,755	100	2,755	393,138
FGR	510	55	280	39,956
FOP	43	30	13	1,855
FOP	212	30	64	9,133
UOP	119	20	24	3,425
TOTALS	3,639		3,136	447,506

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,136	116.4450	165.93	520,356	1994	1994	0	0	0	14.00	86.00

1 SFR CUST – 0% - 0 Heated Area: 2755 HX Base Yr



112 MARSH CREEK RD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	447,506
TOTAL MARKET OB/XF VALUE	11,766
TOTAL LAND VALUE - MARKET	450,000
TOTAL MARKET VALUE	909,272
SOH/AGL Deduction	191,203
ASSESSED VALUE	718,069
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	718,069
TOTAL JUST VALUE	909,272
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	739,770

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B930369	NEW CONSTR	186,990	07/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2293/1878	7/03/2019	WD	U	I	11	100
GRANTOR: NICHOLS JOHN D & REBE						
GRANTEE: KEMP CHRSITINA & SH						
1303/1487	3/22/2005	WD	Q	I		765,000
GRANTOR: PHILIPPS E THOMAS & B						
GRANTEE: NICHOLS JOHN D & RE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W12 N26 W22 S3 W5 S2 W12 S6 W3 FOP=[YR=1994] W14 S1 W3 S18 E8 N12 E9 N7 $ S7 W9 S12 W8 S20 W7 S1 UOP=[YR=1994] W7 S17 E7 FGR=[YR=1994] S13 E13 N2 E9 N22 W22 S11 $ N17 $ S6 E22 N7 E10 FOP=[YR=1994] S2 E11 N2 W2 N3 W7 S3 W2 $ E2 N3 E7 S3 E12 S2 E13 N13 E12 N13 $.

EXTRA FEATURES

LN	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	0	0	0	1.00	UT	2,000.00	2,000.00	100	1994	1994	3	77	1,540	
2	0812	CONCRETE C	0	0	0	0	1,342.00	SF	4.00	4.00	100	1994	1994	3	70	3,758	
3	1242	WD DECK A	0	0	0	0	68.00	SF	10.00	10.00	100	1994	1994	3	20	136	
4	0810	CONCRETE A	0	0	7	9	63.00	SF	6.50	6.50	100	1994	1994	3	70	287	
5	0820	WOOD WALK	0	0	0	0	109.00	SF	11.75	11.75	100	2000	2000	3	40	512	
6	0855	CONC PAVER	0	0	0	0	636.00	SF	10.00	10.00	100	2005	2005	3	87	5,533	

LAND DESCRIPTION

TOTAL OB/XF 11,766

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	0		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	450,000.00	450,000.00	450,000							

REVIEW DATE 03/01/2018 BY DJX Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 08/02/2023 BY SYS