LOT 160
IN OR 1957/476
MARSH CREEK VILLAGE UNIT 2-A

ADAMS FRANK & DEBRA REV TRUST/ADAMS DEBRA W TRUSTE
108 MARSH CREEK RD
FERNANDINA BEACH, FL 32034

2023

01-6N-29-132A-0160-0000

BUILDING CHARACTERISTICS

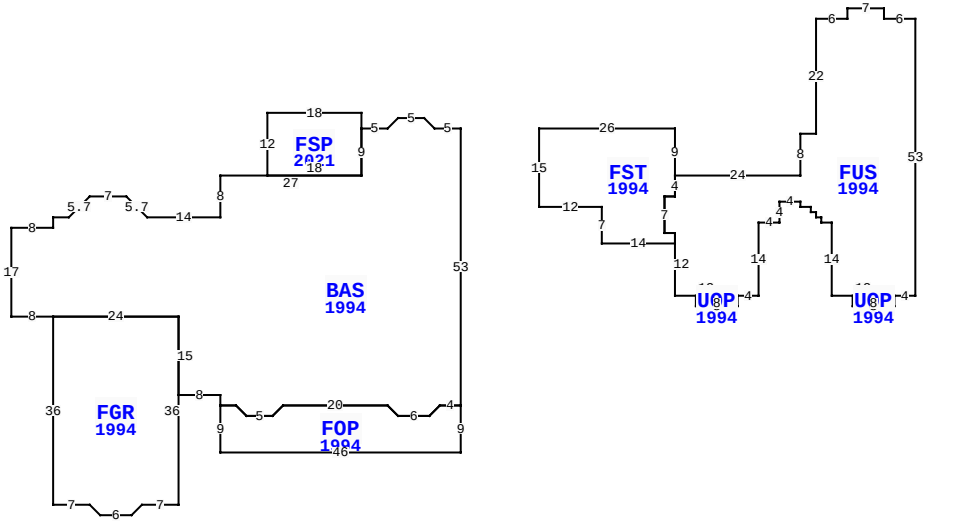
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		5.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
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	3,147	100	3,147	574,954
FGR	880	55	484	88,427
FOP	384	30	115	21,010
FSP	216	40	86	15,712
FST	474	55	261	47,684
FUS	1,459	100	1,459	266,559
UOP	16	20	3	548
UOP	16	20	3	548
TOTALS	6,592		5,558	1,015,442

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	5,558	144.0580	205.28	1,140,946	1994	2000	0	0	0	11.00	89.00

1 SFR CUST – 100% - 2013 Heated Area: 4606 HX Base Yr 2013



108 MARSH CREEK RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		1,015,442
TOTAL MARKET OB/XF VALUE		26,649
TOTAL LAND VALUE - MARKET		600,000
TOTAL MARKET VALUE		1,642,091
SOH/AGL Deduction		646,411
ASSESSED VALUE		995,680
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		945,680
TOTAL JUST VALUE		1,642,091
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,301,160

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20217632	ADDITION	5,538	08/01/2021
B0762	NEW CONSTR	443,150	02/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1957/0476	1/09/2015	QC	U	I	11	100
GRANTOR: ADAMS FRANK W & DEBRA						
GRANTEE: ADAMS FRANK W & DEB						
1830/1708	12/14/2012	WD	Q	I	01	1,100,000
GRANTOR: JOHNSON JOHN A & GLEN						
GRANTEE: ADAMS FRANK W & DEB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W5 U2 L2 W5 D2 L2 W5 FSP=[YR=2021] N3 W18 S12 E18 N9$S9 W27 S8 W14 U4 L4 W7 D4 L4 W3 S2 W8 S17 E8 FGR=[YR=1994] S36 E7 D2 R2 E6 U2 R2 E7 N36 W24 $ E24 S15 E8 S2 FOP=[YR=1994] S9 E46 N9 W4 D2 L2 W6 U2 L2 W20 D2 L2 W5 U2 L2 W3$ E3 D2 R2 E5 U2 R2 E20 D2 R2 E6 U2 R2 E4N53 $ PTR= E15FST=[YR=1994] E26 S9 FUS=[YR=1994] E24 N8 E3 N22 E6 N2 E7 S2 E6 S53 W4 UOP=[YR=1994] S2 W8 N2 E8 $ W12 N14 W2 N1 W1 N1 W1 N1 W2 N1 W4 S4 W4 S14 W4 UOP=[YR=1994] S2 W8 N2 E8 $ W12 N12 W2 N7 E2 N4 $ S4 W2 S7 E2 S2 W14 N7 W12 N15 $ W15 $.

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	100	0	0	2.00	UT	2,000.00	2,000.00	100	1994	1994	3	77	3,080	
2	0812	CONCRETE C	0	100	0	0	3,984.00	SF	4.00	4.00	100	1994	1994	3	70	11,155	
3	0825	BRICK	0	100	0	0	260.00	SF	12.50	12.50	100	1994	1994	3	91	2,958	
4	0810	CONCRETE A	0	100	0	0	106.00	SF	6.50	6.50	100	1994	1994	3	70	482	
5	0825	BRICK	0	100	0	0	355.00	SF	12.50	12.50	100	1994	1994	3	91	4,038	
6	0811	CONCRETE B	0	100	0	0	519.00	SF	5.20	5.20	100	1994	1994	3	70	1,889	
7	0825	BRICK	0	100	0	0	102.00	SF	12.50	12.50	100	1994	1994	3	91	1,160	
8	1126	CB/STC 8"	0	100	0	0	337.00	SF	8.00	8.00	100	1994	1994	3	70	1,887	

LAND DESCRIPTION

TOTAL OB/XF 26,649

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	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 10/29/2021 BY RK Total Acres: 0.00 Total Land Value: 600,000 Market: 0 Agricultural: 0 Common: 600,000 PRINTED 08/02/2023 BY SYS