

LOT 190 & PT OF LOT 189
IN OR 2086/1116
MARSH CREEK VLG 3 PB 4/40

LELLI ALEXANDER J JR & JANET S
50 MARSH CREEK RD
FERNANDINA BEACH, FL 32034

2023

01-6N-29-1330-0190-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 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
BAS	4,254	100
FGR	1,026	55
FOP	48	30
FOP	164	30
FSP	463	40
FUS	325	100
UOP	56	20
UOP	1,391	20
TOTALS	7,727	5,680

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	5,680	146.9688	209.43	1,189,562	1980	2012	0	0	4.50	95.50

1 SFR CUST - 100% - 2015

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2									
ELEMENT		CD	CONSTRUCTION			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																				
																				VALUATION BY					STANDARD														
																				Tax Group: 5					Tax Dist:														
																				BUILDING MARKET VALUE					1,136,032														
																				TOTAL MARKET OB/XF VALUE					33,900														
																				TOTAL LAND VALUE - MARKET					750,000														
																				TOTAL MARKET VALUE					1,919,932														
																				SOH/AGL Deduction					480,230														
																				ASSESSED VALUE					1,439,702														
																				TOTAL EXEMPTION VALUE					HX HB 50,000														
																				BASE TAXABLE VALUE					1,389,702														
																				TOTAL JUST VALUE					1,919,932														
																				NCON VALUE					0														
																				INCOME VALUE																			
																				PREVIOUS YEAR MKT VALUE					1,545,731														
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																																			