

LOT 191
IN OR 2102/624
MARSH CREEK VILLAGE 3 PB 4/40

MADDOX MATTHEW T
52 MARSH CREEK RD
FERNANDINA BEACH, FL 32034

2023

01-6N-29-1330-0191-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																	
Exterior Wall	16	WD FR STUC 90	0900	01	3,757	88.5330	105.13	394,973	1991	1991	0	0	15.50	84.50	VALUATION BY																	
Exterior Wall	12	CEDAR 10	1 SNGL FAM - 100% - 2019										Heated Area: 3184										HX Base Yr 2019									
Roof Structur	03	GABLE/HIP 100											Tax Group: 5										Tax Dist:									
Roof Cover	03	COMP SHNGL 100											BUILDING MARKET VALUE										333,752									
Interior Wall	05	DRYWALL 100											TOTAL MARKET OB/XF VALUE										28,599									
Interior Floo	14	CARPET 60											TOTAL LAND VALUE - MARKET										600,000									
Interior Floo	12	HARDWOOD 40											TOTAL MARKET VALUE										962,351									
Air Condition	03	CENTRAL 100											SOH/AGL Deduction										140,133									
Heating Type	04	AIR DUCTED 100											ASSESSED VALUE										822,218									
Bedrooms	3	100											TOTAL EXEMPTION VALUE										50,000									
Bathrooms	3	100											BASE TAXABLE VALUE										772,218									
Frame	02	WOOD FRAME 100											TOTAL JUST VALUE										962,351									
Stories	2.	2. 100											NCON VALUE										0									
Units	0	100											INCOME VALUE																			
Occupancy	00	NONE 100											PREVIOUS YEAR MKT VALUE										875,340									
Quality	01	Quality Level 01																														
DOR CODE	0100	SINGLE FAMILY																														
MAP NUM		MKT AREA																														
NEIGHBORHOOD/LOC	10001.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	2,114	100	2,114	187,797																												
FGR	652	55	359	31,892																												
FOP	56	30	17	1,510																												
FOP	112	30	34	3,020																												
FSP	195	40	78	6,929																												
FUS	1,070	100	1,070	95,053																												
UOP	131	20	26	2,309																												
UOP	295	20	59	5,242																												
TOTALS	4,625		3,757	333,752																												
EXTRA FEATURES					52 MARSH CREEK RD, FERNANDINA BEACH																											
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	1991	1991	3	72	1,440																
2	0855	CONC PAVER	0	100	0	0		1,043.00	SF 10.00	10.00	100	2018	2018	3	98	10,221																
3	0300	BOAT DCK W	0	100	0	0		428.00	SF 40.00	40.00	100	1981	1981	3	20	3,424																
4	0825	BRICK	0	100	0	0		370.00	SF 12.50	12.50	100	1991	1991	3	88	4,070																
5	1126	CB/STC 8"	0	100	11	5		55.00	SF 8.00	8.00	100	1991	1991	3	64	282																
6	0303	FLT DOCK W	0	100	0	0		160.00	SF 26.00	26.00	100	2000	2000	3	29	1,206																
7	0311	WD GANG WY	0	100	0	0		20.00	SF 45.00	45.00	100	2000	2000	3	20	180																
8	0462	ST/AL FNC	0	100	0	0		864.00	SF 10.00	10.00	100	2018	2018	3	90	7,776																