

LOT 192
IN OR 940/1333
MARSH CREEK VILLAGE 3 PB 4/40

THIBAUT ANNE MARIE LIVING TRUST/THIBAUT ANNE MAR
54 MARSH CREEK RD
FERNANDINA BEACH, FL 32034

2023

01-6N-29-1330-0192-0000



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	PAGE 1 of 1 5															
Exterior Wall	12	CEDAR 100	0500	01	2,058	111.0340	158.22	325,617	1980	1990	0	0	0	16.00	84.00	VALUATION BY STANDARD														
Roof Structur	03	GABLE/HIP 100	1 SFR CUST - 100% - 1998													Heated Area: 1711														
Roof Cover	03	COMP SHNGL 100														HX Base Yr 1998														
Interior Wall	05	DRYWALL 100																												
Interior Floo	14	CARPET 90																												
Interior Floo	11	CLAY TILE 10																												
Air Condition	03	CENTRAL 100																												
Heating Type	04	AIR DUCTED 100																												
Bedrooms		2 100																												
Bathrooms		2 100																												
Frame	02	WOOD FRAME 100																												
Stories		1. 1. 100																												
Units		0 100																												
BUD8 Adjustme	05	DIST 1A 100																												
Occupancy	00	NONE 100																												
Quality			03	Quality Level 03																										
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	1,711	100	1,711	227,400																										
FGR	440	55	242	32,163																										
FOP	24	30	7	931																										
FSP	168	40	67	8,905																										
UOP	156	20	31	4,120																										
TOTALS			2,499		2,058	273,518																								
EXTRA FEATURES			54 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	1980	1980	3	49	980														
2	0812	CONCRETE C	0	100	0	0	1,392.00	SF	4.00	4.00	100	1980	1980	3	35	1,949														
3	0850	PEBBLE WLK	0	100	0	0	184.00	SF	3.50	3.50	100	1980	1980	3	35	225														
4	1126	CB/STC 8"	0	100	0	0	137.00	SF	8.00	8.00	100	1980	1980	3	35	384														
5	0810	CONCRETE A	0	100	6	6	36.00	SF	6.50	6.50	100	1980	1980	3	35	82														
6	1125	CB/STC 6"	0	100	0	0	146.00	SF	7.35	7.35	100	1980	1980	3	35	376														
7	0300	BOAT DCK W	0	100	0	0	460.00	SF	40.00	40.00	100	1980	1980	3	20	3,680														
8	0300	BOAT DCK W	0	100	22	4	88.00	SF	40.00	40.00	100	1985	1985	3	20	704														
9	0300	BOAT DCK W	0	100	16	8	128.00	SF	40.00	40.00	100	1985	1985	3	20	1,024														
TOTAL OB/XF 9,404																														
LAND DESCRIPTION																														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV						
1	000130	C	SFR WATER	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	0.80	750,000.00	600,000.00	600,000													
REVIEW DATE 03/06/2018 BY DJX Total Acres: 0.00 Total Land Value: 600,000 Market: 0 Agricultural: 0 Common: 600,000 PRINTED 08/02/2023 BY SYS																														