

LOTS 194 & 195
IN OR 1941/1446
MARSH CREEK VLG #3 PBK 4/40

COTTER ELIZA
60 MARSH CREEK ROAD
FERNANDINA BEACH, FL 32034

2023

01-6N-29-1330-0195-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1				5									
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 100			0500	01	6,155	115.7100		164.89	1,014,898	1982	1992		0	0	15.00	85.00	VALUATION BY										STANDARD									
Roof Structur	03	GABLE/HIP 100			1 SFR CUST - 0% - 0										Heated Area: 5031					HX Base Yr					Tax Group: 5										Tax Dist:			
Roof Cover	03	COMP SHNGL 100																							BUILDING MARKET VALUE										862,663			
Interior Wall	05	DRYWALL 100																							TOTAL MARKET OB/XF VALUE										64,804			
Interior Floo	12	HARDWOOD 50																							TOTAL LAND VALUE - MARKET										937,500			
Interior Floo	15	HARDTILE 50																							TOTAL MARKET VALUE										1,864,967			
Air Condition	03	CENTRAL 100																							SOH/AGL Deduction										212,957			
Heating Type	04	AIR DUCTED 100																							ASSESSED VALUE										1,652,010			
Bedrooms		3 100																							TOTAL EXEMPTION VALUE										0			
Bathrooms		4.5 100																							BASE TAXABLE VALUE										1,652,010			
Frame	02	WOOD FRAME 100																							TOTAL JUST VALUE										1,864,967			
Stories	2.	2. 100																							NCON VALUE										0			
Units		0 100																							INCOME VALUE													
BUD8 Adjustme	05	DIST 1A 100																							PREVIOUS YEAR MKT VALUE										1,521,842			
Occupancy	00	NONE 100																																				