

LOT 28
IN OR 2013/1092
MARSH CREEK VILLAGE 1 PB 4/18

12 MARSH CREEK JCTS LLC
853 ADAIR AVE NE
ATLANTA, GA 30306

2024

01-6N-29-1300-0028-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

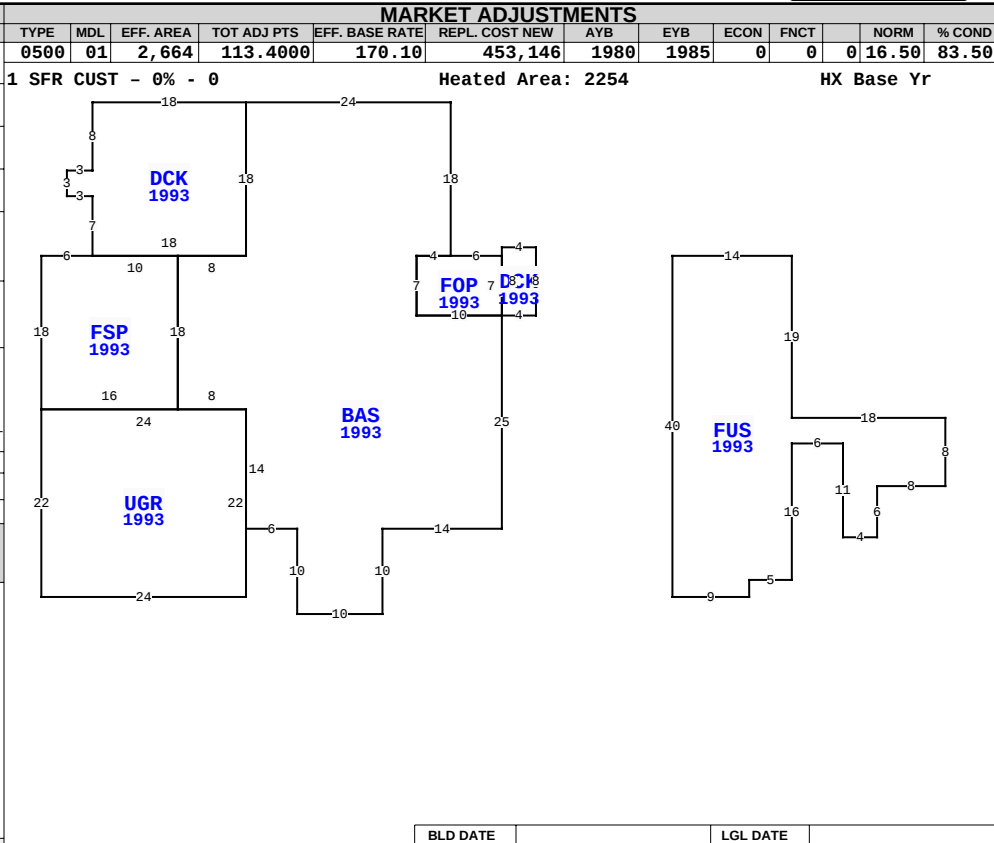
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	10
NEIGHBORHOOD/LOC	10001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,566	100	1,566	222,425
DCK	32	10	3	426
DCK	333	10	33	4,687
FOP	70	30	21	2,983
FSP	288	40	115	16,334
FUS	688	100	688	97,719
UGR	528	45	238	33,804
TOTALS	3,505		2,664	378,377

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	
2	0803	ASPHALT C	0	0	0	0	1,016.00	SF	2.00	2.00	
3	0850	PEBBLE WLK	0	0	71	3	213.00	SF	3.50	3.50	
4	0811	CONCRETE B	0	0	0	0	1,650.00	SF	5.20	5.20	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	SFR	0		RSF-1	0.00	0.00	1.00	LT	



12 MARSH CREEK RD, FERNANDINA BEACH											
TOTAL OB/XF 10,339											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											5
VALUATION SUMMARY											
VALUATION BY											STANDARD
Tax Group: 5											Tax Dist:
BUILDING MARKET VALUE											378,377
TOTAL MARKET OB/XF VALUE											10,339
TOTAL LAND VALUE - MARKET											500,000
TOTAL MARKET VALUE											888,716
SOH/AGL Deduction											192,025
ASSESSED VALUE											696,691
TOTAL EXEMPTION VALUE											0
BASE TAXABLE VALUE											696,691
TOTAL JUST VALUE											888,716
NCON VALUE											0
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											820,953

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22750	REMODEL	4,000	08/01/2009
0149	REPAIR/RRF	4,940	12/01/1993

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2013/1092	10/28/2015	WD	U	I	37	330,000	
GRANTOR: PARKS CAROLE C							
GRANTEE: 12 MARSH CREEK JCTS							
1493/1271	4/19/2007	WD	Q	I		550,000	
GRANTOR: ALFORD HENRIETTE C TR							
GRANTEE: PARKS J LUKE JR & C							

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS

FOP=[YR=1993] W6 BAS=[YR=1993] N18 W24 DCK=[YR=1993] W18 S8 W3 S3 E3 S7 FSP=[YR=1993] W6 S18 UGR=[YR=1993] S22 E24 N22 W24\$ E16 N18 W10\$ E18 N18\$ S18 W8 S18 E8 S14 E6 S10 E10 N10 E14 N25 W10 N7 E4\$ W4 S7 E10 DCK=[YR=1993] E4 N8 W4 S8\$ N7\$ PTR=E20 FUS=[YR=1993] E14 S19 E18 S8 W8 S6 W4 N11 W6 S16 W5 S2 W9 N40\$ W20\$.