LOT 31
IN OR 983/1516
MARSH CREEK VLG UNIT 1 PB 4/18

HOLBROOK JAMES L
5885 CASTLEBERRY ROAD
CUMMING, GA 30040

2024

01-6N-29-1300-0031-0000

BUILDING CHARACTERISTICS

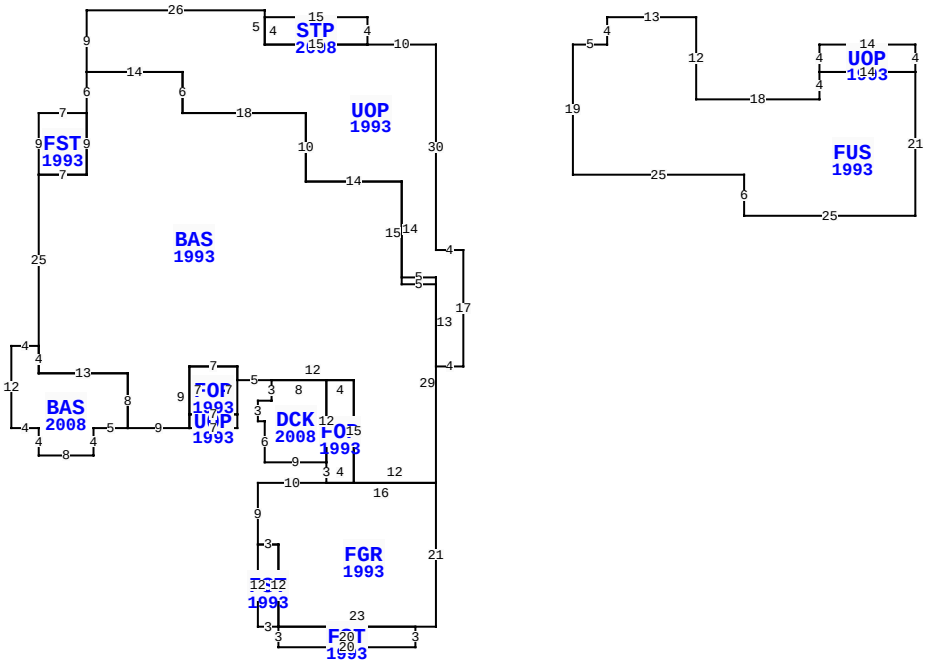
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 50
Interior Floo	11	CLAY TILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	2,234	100	2,234	301,712
BAS	184	100	184	24,850
DCK	108	10	11	1,486
FGR	510	55	280	37,815
FOP	49	30	15	2,026
FOP	60	30	18	2,431
FST	36	55	20	2,701
FST	60	55	33	4,457
FST	63	55	35	4,727
FUS	952	100	952	128,572
TOTALS	5,270		3,979	537,383

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,979	113.2560	169.88	675,953	1982	1982	0	0	0	20.50	79.50

1 SFR CUST – 0% - 0 Heated Area: 3370 HX Base Yr



** This building has 14 Sub-Areas

18 MARSH CREEK RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/14/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 5

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	537,383
TOTAL MARKET OB/XF VALUE	10,507
TOTAL LAND VALUE - MARKET	500,000
TOTAL MARKET VALUE	1,047,890
SOH/AGL Deduction	160,682
ASSESSED VALUE	887,208
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	887,208
TOTAL JUST VALUE	1,047,890
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	974,719

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21662	REMODEL	1,200	07/01/2008
B21281	REMODEL	14,800	04/01/2008
6203	REMODEL	2,500	09/14/1989
5975	REMODEL	35,000	09/07/1989
BP 3961	REMODEL	12,000	03/23/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0983/1516	4/27/2001	WD	Q	I		635,000
GRANTOR: SAMSEL GENE L JR & MA						
GRANTEE: HOLBROOK JAMES L						
0864/0234	1/25/1999	TD	Q	I		330,000
GRANTOR: RANDOLPH WILLIAM Q ET						
GRANTEE: SAMSEL GENE L JR &						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W10 STP=[YR=2008] N4W15S4E15 $ W15 N5 W26 S9 BAS=[YR=1993] S6 FST=[YR=1993] W7 S9 E7 N9 $ S9 W7S25 BAS=[YR=2008] W4 S12 E4 S4 E8 N4 E5 N8 W13 N4$ S4 E13 S8 E9 UOP=[YR=1993] E7 N2 FOP=[YR=1993] N7 W7 S7 E7 $ W7 S2 $ N9 E7 S2 E5 DCK=[YR=2008] S3 W2 S3 E1 S6 E9 FOP=[YR=1993] S3 FGR=[YR=1993] W10 S9 FST=[YR=1993] S12 E3 FST=[YR=1993] S3 E20 N3 W20 $ N12 W3$ E3 S12 E23 N21 W16 $ E4 N15 W4S12$ N12 W8 $ E12 S15 E12 N29 W5 N15W14 N10 W18 N6 W14 $ E14 S6 E18 S10 E14 S14 E5 S13 E4 N17 W4 N30 $PTR= E20FUS=[YR=1993] E5 N4 E13 S12 E18 N4 UOP=[YR=1993] N4 E14 S4 W14 $ E14S21W25 N6 W25 N19$ W20 $.

EXTRA FEATURES

LN	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	0812	CONCRETE C	0	0	0	0	3,178.00	SF	4.00	4.00	100	1990	1990	3	59.5	7,564	
2	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1982	1982	3	51.5	1,030	
3	1100	VAC SYSTEM	0	0	0	0	1.00	UT	800.00	800.00	100	1982	1982	3	20	160	
4	0850	PEBBLE WLK	0	0	0	0	398.00	SF	3.50	3.50	100	1990	1990	3	59.5	829	
5	1126	CB/STC 8"	0	0	0	0	304.00	SF	8.00	8.00	100	1982	1982	3	38	924	

LAND DESCRIPTION

TOTAL OB/XF 10,507

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000140	C	SFR GOLF A	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	500,000.00	500,000.00	500,000							

REVIEW DATE 11/07/2019 BY DJA Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000 PRINTED 08/06/2024 BY SYS