LOT 34
MARSH CREEK VILLAGE 1 PB 4/18

GALLAGHER ROSE MARIE L/E/
1378 HARRISON POINT TRAIL
FERNANDINA BEACH, FL 32034

2024

01-6N-29-1300-0034-0000

BUILDING CHARACTERISTICS

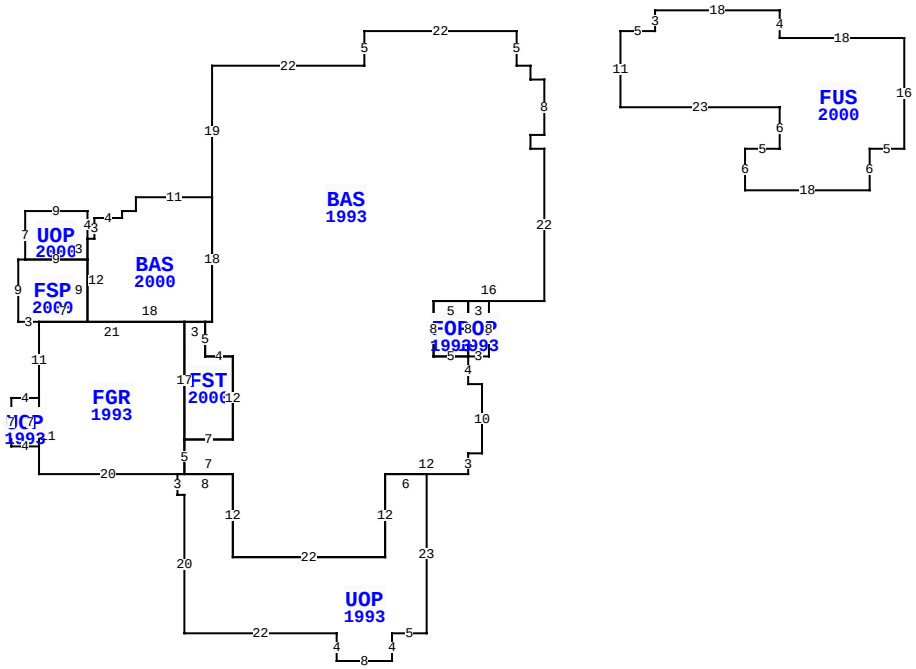
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	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	2,892	100	2,892	370,446
BAS	302	100	302	38,684
FGR	462	55	254	32,536
FOP	40	30	12	1,537
FSP	90	40	36	4,611
FST	99	55	54	6,917
FUS	703	100	703	90,049
UOP	24	20	5	641
UOP	28	20	6	769
UOP	576	20	115	14,731
TOTALS	5,279		4,392	562,586

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,392	105.4240	158.14	694,551	1985	1985	0	0	0	19.00	81.00

1 SFR CUST – 0% - 0 Heated Area: 3897 HX Base Yr



** This building has 11 Sub-Areas

24 MARSH CREEK RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	562,586
TOTAL MARKET OB/XF VALUE	11,186
TOTAL LAND VALUE - MARKET	500,000
TOTAL MARKET VALUE	1,073,772
SOH/AGL Deduction	207,794
ASSESSED VALUE	865,978
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	865,978
TOTAL JUST VALUE	1,073,772
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	999,128

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B006855	ADDITION	200,000	02/01/2000
B006730	DEMOLITION	0	01/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2460/1965	5/07/2021	LE	U	I	11	100
GRANTOR: GALLAGHER ROSE MARIE						
GRANTEE: JOHNSON-ZAKRYK CARO						
2193/0688	4/18/2018	SW	Q	I	01	630,000
GRANTOR: 24 MARSH CREEK RD LAN						
GRANTEE: GALLAGHER ROSEMARIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 S5 W22 S19 BAS=[YR=2000] W11 S2 W2 S1 W4 S3 W1 UOP=[YR=2000] N4 W9 S7 FSP=[YR=2000] W1 S9 E3 FGR=[YR=1993] S11 UOP=[YR=1993] W4 S7 E4 N7 $ S11 E20UOP=[YR=1993] S3 E1 S20 E22 S4 E8 N4 E5 N23 W6 S12 W22 N12 W8 $ E1 N5 FST=[YR=2000] E7 N12 W4 N5 W3 S17 $ N17 W21 $ E7 N9 W9 $ E9 N3 $ S12 E18 N18 $ S18 W1 S5 E4 S12 W7 S5 E7 S12 E22 N12 E12 N3 E2 N10 W2 N4 UOP=[YR=1993] E3 N8 W3 S8 $ FOP=[YR=1993] N8 W5 S8 E5 $ W5 N8 E16 N22 W2 N2 E2 N8 W2 N2 W2 N5 $ PTR= E15 FUS=[YR=2000] E5 N3 E18 S4 E18 S16 W5 S6 W18 N6 E5 N6 W23 N11 $ W15 $.

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	0811	CONCRETE B	0	0	0	0	900.00	SF	5.20	5.20	100	1985	1985	3	47	2,200	
2	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1985	1985	3	58	1,160	
3	0811	CONCRETE B	0	0	0	0	763.00	SF	5.20	5.20	100	2000	2000	3	79	3,134	
4	0858	SCULP CONC	0	0	0	0	384.00	SF	13.00	13.00	100	2000	2000	3	94	4,692	

LAND DESCRIPTION

TOTAL OB/XF 11,186

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	000100	C	SFR	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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000 PRINTED 08/06/2024 BY SYS