

LOT 35  
IN OR 579 PG 1170  
MARSH CREEK VILLAGE 1 PB 4/18

PARISH BARBARA J TODD  
5309 LONGBOAT BLVD EAST  
TAMPA, FL 33615

2024

01-6N-29-1300-0035-0000



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	VALUATION SUMMARY									
																						<b>VALUATION BY</b> Tax Group: 5 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 500,000 TOTAL MARKET VALUE 500,000 SOH/AGL Deduction 234,265 ASSESSED VALUE 265,735 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 265,735 TOTAL JUST VALUE 500,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 450,000											
DOR CODE 0000 VACANT																																	
MAP NUM MKT AREA 10																																	
NEIGHBORHOOD/LOC 10001.00																																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																													
TOTALS												MARSH HAWK, FERNANDINA BEACH																					
EXTRA FEATURES																						BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 03/14/2024 MLU											
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																	
																	<b>BUILDING NOTES</b>																
																	<b>BUILDING DIMENSIONS</b>																
LAND DESCRIPTION												TOTAL OB/XF 0																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV									
1	000000	C	VAC RES	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 03/14/2024 BY MLU												Total Acres: 0.00 Total Land Value: 500,000										Market: 0 Agricultural: 0 Common: 500,000 PRINTED 08/06/2024 BY SYS											