LOT 56
L/E OR 1548/13
MARSH CREEK VILLAGE 1 PB 4/18

STROBACH MARLENE C L/E/
29 MARSH CREEK ROAD
FERNANDINA BEACH, FL 32034

2024

01-6N-29-1300-0056-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

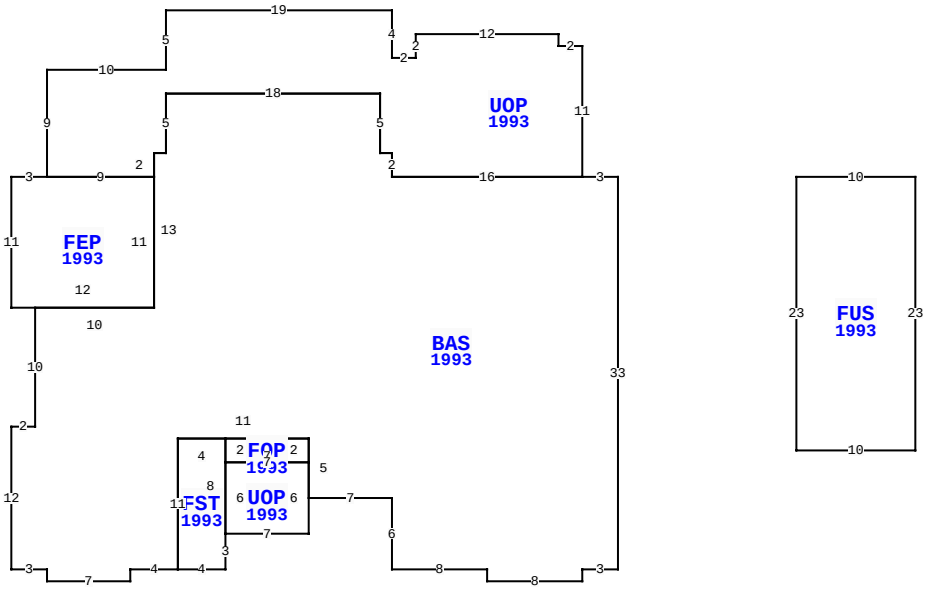
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	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	1,513	100	1,513	220,744
FEP	132	80	106	15,465
FOP	14	30	4	584
FST	44	55	24	3,501
FUS	230	100	230	33,557
UOP	42	20	8	1,167
UOP	412	20	82	11,964
TOTALS	2,387		1,967	286,982

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,967	122.3481	183.52	360,984	1982	1982	0	0	0	20.50	79.50

1 SFR CUST – 100% - 0 Heated Area: 1743 HX Base Yr



29 MARSH CREEK RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		286,982
TOTAL MARKET OB/XF VALUE		3,919
TOTAL LAND VALUE - MARKET		585,000
TOTAL MARKET VALUE		875,901
SOH/AGL Deduction		592,973
ASSESSED VALUE		282,928
TOTAL EXEMPTION VALUE	HX HB WX SX	105,000
BASE TAXABLE VALUE		177,928
TOTAL JUST VALUE		875,901
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		818,478

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R035198	REPAIR/RRF	4,130	06/01/2003
0193	H/AC	2,860	08/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1548/0013	1/25/2008	QC	U	I	18	100
GRANTOR: STROBACH MARLENE C						
GRANTEE: STROBACH MARLENE C						
1532/1023	10/26/2007	TD	U	I	01	100
GRANTOR: STROBACH MARLENE C TR						
GRANTEE: STROBACH EDWARD G &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W3 UOP=[YR=1993] N11 W2 N1 W12 S2 W2N4 W19 S5 W10 S9 FEP=[YR=1993] W3 S11 E12 N11 W9$ E9 N2 E1 N5 E18 S5E1 S2 E16$ W16 N2 W1 N5 W18 S5W1 S13 W10 S10 W2 S12 E3 S1 E7N1 E4 FST=[YR=1993] E4 N3 UOP=[YR=1993] E7 N6 FOP=[YR=1993] N2 W7 S2 E7$W7 S6$ N8 W4 S11$ N11 E11 S5 E7 S6 E8 S1 E8 N1 E3 N33$ PTR=E15 FUS=[YR=1993] E10 S23 W10 N23$ 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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1982	1982	3	51.5	1,030	
2	0811	CONCRETE B	0	100	41	17	697.00	SF	5.20	5.20	100	1982	1982	3	38	1,377	
3	0850	PEBBLE WLK	0	100	0	0	264.00	SF	3.50	3.50	100	1982	1982	3	38	351	
4	1126	CB/STC 8"	0	100	0	0	66.00	SF	8.00	8.00	100	1982	1982	3	38	201	
5	0940	SHEDS/PORT	0	100	0	0	160.00	SF	30.00	30.00	100	1982	1982	3	20	960	

LAND DESCRIPTION

TOTAL OB/XF 3,919

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	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	0.90	650,000.00	585,000.00	585,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 585,000 Market: 0 Agricultural: 0 Common: 585,000 PRINTED 08/06/2024 BY SYS