LOT 59
MARSH CREEK VILLAGE 1 PB 4/18

**LEING SARAH P REVOCABLE TRUST/LEING GEORGE MICHAEL**
119 MARSH CREEK RD
FERNANDINA BEACH, FL 32034

# 2024

**01-6N-29-1300-0059-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

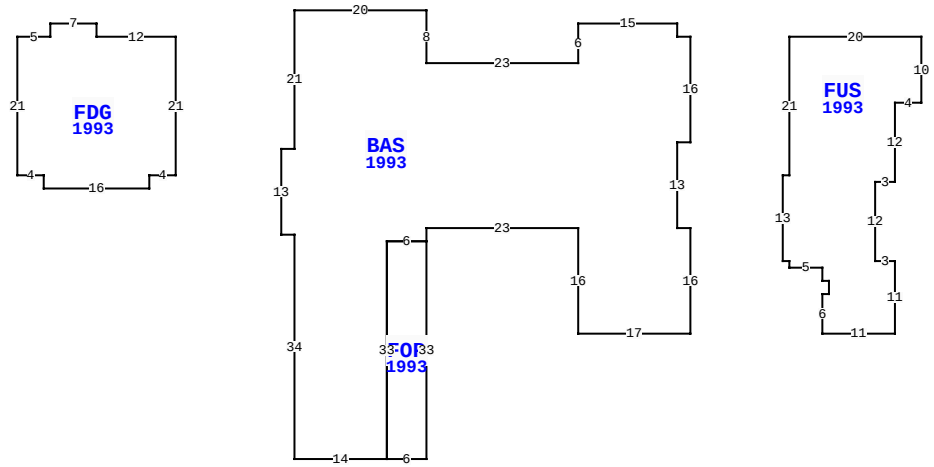
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 70 |
| Interior Floo | 12 | HARDWOOD 30 |
| Air Condition | 03 | CENTRAL 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 |
| 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 | 2,532 | 100 | 2,532 | 532,046 |
| FDG | 550 | 60 | 330 | 69,343 |
| FOP | 198 | 30 | 59 | 12,397 |
| FUS | 685 | 100 | 685 | 143,938 |
| TOTALS | 3,965 | | 3,606 | 757,724 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 11 | 3,606 | 145.1664 | 217.75 | 785,206 | 1991 | 2016 | 0 | 0 | 0 | 3.50 | 96.50 |

1 SFR CUST – 100% - 2024 Heated Area: 3217 HX Base Yr 2024




119 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 | | 757,724 |
| TOTAL MARKET OB/XF VALUE | | 46,696 |
| TOTAL LAND VALUE - MARKET | | 650,000 |
| TOTAL MARKET VALUE | | 1,454,420 |
| SOH/AGL Deduction | | 113,593 |
| ASSESSED VALUE | | 1,340,827 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 1,290,827 |
| TOTAL JUST VALUE | | 1,454,420 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 1,270,627 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B007267 | REMODEL | 20,000 | 06/01/2000 |
| 6583 | NEW CONSTR | 205,825 | 08/02/1990 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2641/885 | 5/11/2023 | WD | Q | I | 01 | 1,898,000 |
| GRANTOR: TAYLOR RICHARD D & CA | | | | | | |
| GRANTEE: LEING SARAH P REVOC | | | | | | |
| 2381/1496 | 8/03/2020 | WD | Q | I | 01 | 1,163,000 |
| GRANTOR: ABBOT WALDO M IV & MA | | | | | | |
| GRANTEE: TAYLOR RICHARD D & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W2 N2 W15 S6 W23 N8 W20 S21 W2 S13 E2 S34 E14
FOP=[YR=1993] E6 N33 W6 S33 $ N33 E6 N2 E23 S16 E17 N16 W2
N13 E2 N16 $ PTR= E15 FUS=[YR=1993] E20 S10 W4 S12 W3 S12 E3
S11 W11 N6 E1 N2 W1 N2 W5 N1 W1 N13 E1 N21 $ W15 $ PTR= W78
FDG=[YR=1993] W12 N2 W7 S2 W5 S21 E4 S2 E16 N2 E4 N21 $ E78 $
.

## EXTRA FEATURES

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0504 | FP-ELECTRI | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 1991 | 1991 | 3 | 70 | 1,400 | |
| 2 | 0504 | FP-ELECTRI | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 1991 | 1991 | 3 | 70 | 1,400 | |
| 3 | 0825 | BRICK | 0 | 100 | 0 | 0 | 1,952.00 | SF | 12.50 | 12.50 | 100 | 1991 | 1991 | 3 | 87 | 21,228 | |
| 4 | 0861 | POOL GUNIT | 0 | 100 | 30 | 15 | 450.00 | SF | 106.25 | 106.25 | 100 | 1991 | 1991 | 3 | 20 | 9,563 | |
| 5 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 1,257.00 | SF | 4.00 | 4.00 | 100 | 1991 | 1991 | 3 | 62 | 3,117 | |
| 6 | 0444 | BOX FNC 4' | 0 | 100 | 0 | 0 | 32.00 | LF | 6.50 | 6.50 | 100 | 1991 | 1991 | 3 | 20 | 42 | |
| 7 | 0445 | BOX FNC 5' | 0 | 100 | 0 | 0 | 13.00 | LF | 8.10 | 8.10 | 100 | 1991 | 1991 | 3 | 20 | 21 | |
| 8 | 1126 | CB/STC 8" | 0 | 100 | 0 | 0 | 49.00 | SF | 8.00 | 8.00 | 100 | 1991 | 1991 | 3 | 62 | 243 | |
| 9 | 0463 | FENCE GATE | 0 | 100 | 0 | 0 | 3.00 | UT | 300.00 | 300.00 | 100 | 1991 | 1991 | 3 | 28 | 252 | |
| 10 | 1126 | CB/STC 8" | 0 | 100 | 0 | 0 | 384.00 | SF | 8.00 | 8.00 | 100 | 2002 | 2002 | 3 | 82 | 2,519 | |

TOTAL OB/XF 39,785

## LAND DESCRIPTION

| 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 | 000140 | C | SFR GOLF A | 100 | | RSF-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 650,000.00 | 650,000.00 | 650,000 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 650,000 Market: 0 Agricultural: 0 Common: 650,000 PRINTED 08/06/2024 BY SYS

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## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| 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 |
|---|---|---|---|---|
| TOTALS | | | | |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
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### BUILDING NOTES

### BUILDING DIMENSIONS

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 11 | 0825 | BRICK | 0 | 100 | 0 | 0 | 538.00 | SF | 12.50 | 12.50 | 100 | 2002 | 2002 | 3 | 95 | 6,389 | |
| 12 | 0463 | FENCE GATE | 0 | 100 | 0 | 0 | 3.00 | UT | 300.00 | 300.00 | 100 | 2002 | 2002 | 3 | 58 | 522 | |

### LAND DESCRIPTION

TOTAL OB/XF 6,911

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

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