

LOT 73
IN OR 1935/73
MARSH CREEK VLG 1 PB 4/18

MILLER JOAN H/MILLER THOMAS W III
18 BELTED KINGFISHER RD
FERNANDINA BEACH, FL 32034

2024

01-6N-29-1300-0073-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	17	CB STUCCO 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,737	100	1,737	231,407
FGR	276	55	152	20,250
FOP	30	30	9	1,199
FST	96	55	53	7,061
UOP	383	20	77	10,258
TOTALS	2,522		2,028	270,175

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	
2	0858	SCULP CONC	0	100	0	0	962.00	SF	6.50	6.50	
3	0858	SCULP CONC	0	100	0	0	120.00	SF	13.00	13.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,028	112.1400	168.21	341,130	1976	1976	0	0	20.80	79.20
1 SFR CUST - 100% - 2016											
Heated Area: 1737											
HX Base Yr 2016											
18 BELTED KINGFISHER, FERNANDINA BEACH											

TOTAL OB/XF											
8,417											

NASSAU COUNTY PROPERTY											
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VALUATION SUMMARY											
VALUATION BY											
STANDARD											
Tax Group: 5											
Tax Dist:											
BUILDING MARKET VALUE											
270,175											
TOTAL MARKET OB/XF VALUE											
8,417											
TOTAL LAND VALUE - MARKET											
500,000											
TOTAL MARKET VALUE											
778,592											
SOH/AGL Deduction											
385,383											
ASSESSED VALUE											
393,209											
TOTAL EXEMPTION VALUE											
55,000											
BASE TAXABLE VALUE											
338,209											
TOTAL JUST VALUE											
778,592											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
716,258											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21188	REMODEL	28,000	03/01/2008
R11099	REPAIR/RRF	2,000	03/01/2008
B960430	REPAIR/RRF	3,600	02/01/1996

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1935/0073	9/02/2014	WD	Q	I	01	415,000	
GRANTOR: BRYAN CARSON W							
GRANTEE: MILLER JOAN H & THO							
0791/0393	4/23/1997	WD	Q	I		212,000	
GRANTOR: STUDWELL EDWIN FRANCI							
GRANTEE: BRYAN CARSON W							

BUILDING NOTES											
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BUILDING DIMENSIONS											
UOP=[YR=1993] W4 D12 L24 BAS=[YR=1993] U5 L2 L16 D6 U8 L4 L16 D8 D45 R23 U6 R11 U3 L2 N13 FOP=[YR=1993] E12 U5 L2 L10 D5 \$ U5 R10 D5 R2 E10 S9 FST=[YR=1993] S8 FGR=[YR=1993] S23 E12 N23 W12\$ E12 N8 W12\$ E12 N29 W12 S7 W10 U11 L6 \$ D11 R6 E10 N7 E12 N16 \$.											