

LOT 86
IN OR 1598/1430
MARSH CREEK VILLAGE #1 PB 4/18

KIRWAN FAMILY TRUST/KIRWAN KATHLEEN J TRUSTEE
11 MARSH CREEK ROAD
FERNANDINA BEACH, FL 32034-6413

2024

01-6N-29-1300-0086-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	10 ABOVE AVG 100
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 60
Interior Floor	14 CARPET 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	4 100
Frame	02 WOOD FRAME 100
Stories	2. 100
Units	0 100
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	2,684	100	2,684	386,164
FGR	649	55	357	51,363
FOP	85	30	26	3,741
FOP	216	30	65	9,352
FOP	286	30	86	12,373
FST	60	55	33	4,748
FUS	1,278	100	1,278	183,874
STP	16	10	2	288
STR	40	10	4	575
UOP	60	20	12	1,727
TOTALS	6,334		4,739	681,830

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	4,739	102.0390	153.06	725,351	2010	2010	0	0	6.00	94.00
1 SFR CUST - 100% - 2011 Heated Area: 3962 HX Base Yr 2011											
** This building has 12 Sub-Areas											
11 MARSH CREEK RD, FERNANDINA BEACH											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		681,830	
TOTAL MARKET OB/XF VALUE		47,120	
TOTAL LAND VALUE - MARKET		500,000	
TOTAL MARKET VALUE		1,228,950	
SOH/AGL Deduction		523,906	
ASSESSED VALUE		705,044	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		655,044	
TOTAL JUST VALUE		1,228,950	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,150,678	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22767	CO ISSUED	0	07/08/2010
B23807	SWIM POOL	3,793	07/01/2010
B23515	XFOB	15,943	04/01/2010
B23096	SWIM POOL	35,000	12/01/2009
M14930	H/AC	0	11/01/2009
E22140	ELEC OTHER	1,800	09/01/2009

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V	RSN CD	SALE PRICE
1598/1430	12/30/2008	WD Q	V		325,000
GRANTOR: HARTMAN FREDERICK D &					
GRANTEE: KIRWAN CHRISTOPHER					
1346/1507	9/01/2005	WD Q	V		335,000
GRANTOR: WHITAKER ROBERT & MEL					
GRANTEE: HARTMAN FREDERICK D					

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	0	0	1,764.00	SF	10.00	10.00	100	2010
2	0855	CONC PAVER	0 100	0	0	194.00	SF	10.00	10.00	100	2010
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2010
4	0861	POOL GUNIT	0 100	0	0	321.00	SF	85.00	85.00	100	2010
5	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	2010
6	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2010
7	0911	SCRN RM A	0 100	0	0	1,053.00	SF	17.50	17.50	100	2010
TOTAL OB/XF 47,120											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT	1.00
TOTAL OB/XF 47,120											