

LOT 93
IN OR 2121/581
MARSH CREEK VLG UNIT 1 PB 4/18

MCCAFFERTY DENISE W
7 SPOTTED SANDPIPER RD
FERNANDINA BEACH, FL 32034

2024

01-6N-29-1300-0093-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	3.	100
Units	0	100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
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
BAL	72	15	11	832
BAL	198	15	30	2,270
BAS	1,045	100	1,045	79,075
DCK	77	10	8	606
DCK	130	10	13	984
FGR	575	55	316	23,912
FSP	96	40	38	2,875
FUS	612	100	612	46,310
FUS	933	100	933	70,600
UOP	294	20	59	4,465
TOTALS	4,032		3,065	231,928

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	0	0	0	1.00	UT	2,000.00	2,000.00	
2	0812	CONCRETE C	0	0	0	0	1,620.00	SF	4.00	4.00	
3	1242	WD DECK A	0	0	0	0	244.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	SFR	0		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	3,065	95.6340	143.45	439,674	1982	1982	0	30	0	17.25	52.75
1 SFR CUST - 0% - 0												
Heated Area: 2590												
HX Base Yr												

7 SPOTTED SANDPIPER RD, FERNANDINA BEACH												
BLD DATE 03/14/2024 MLU												
TOTAL OB/XF 4,712												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 5			Tax Dist:
BUILDING MARKET VALUE			231,928
TOTAL MARKET OB/XF VALUE			4,712
TOTAL LAND VALUE - MARKET			500,000
TOTAL MARKET VALUE			736,640
SOH/AGL Deduction			249,386
ASSESSED VALUE			487,254
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			487,254
TOTAL JUST VALUE			736,640
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			639,568

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17000728	REMODEL	40,000	03/01/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2121/0581	5/12/2017	QC	U	I	11
GRANTOR:WALGER LOUIS M III &					
GRANTEE:MCCAFFERTY DENISE W					
2070/0793	9/07/2016	QC	U	I	11
GRANTOR:WALGER LOUIS M III &					
GRANTEE:WALGER LOUIS M III					

BUILDING NOTES											
BAS=[YR=1993] W12 N8 W14 DCK=[YR=1993] W11 S7 E11 N7\$ S7 W11 S17 E4 DCK=[YR=1993] S16 E16 FGR=[YR=1993] S19 E25 N23 UOP=[YR=1993] N12 U5 R9 U14 L14 L3 D3 S28 E8\$ W25 S4\$ N4 W6 U6 L6 N6 W4\$ E4 S6 D6 R6 E23 N28\$ PTR=E30 FUS=[YR=1993] E25 S4 D8 R8 E4 BAL=[YR=1993] S4 FSP=[YR=1993] S12 E8 N12 W8\$ E8 U5 R9 U14 L14 D3 L3 S12\$ S16 E8 S11 W21 N10 W6 N6 U4 R4 U6 L6 D4 L4 W12 N17\$ W30\$ PTR=E100 FUS=[YR=1993] E12 BAL=[YR=1993] N2 U6 R8 D8 R8 W16\$ E20 S21 W2 S6 W11 N12 U3 L3 W8 S5 W8 N17\$ W100\$.											