LOT 103
MARSH CREEK VILLAGE 1 PB 4/18

HENRY LOREN F REVOCABLE TRUST/HENRY LOREN F TRUSTE
2911 KATMAI DR
COLUMBUS, OH 43228-8972

2024

01-6N-29-1300-0103-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

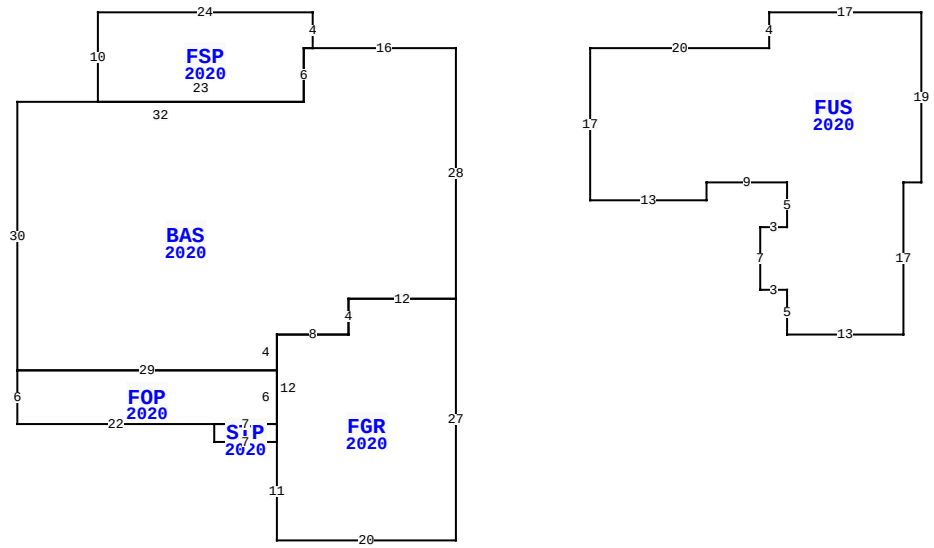
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	06	Quality Level 06
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	1,444	100	1,444	334,674
FGR	508	55	279	64,664
FOP	174	30	52	12,052
FSP	234	40	94	21,786
FUS	891	100	891	206,506
STP	14	10	1	232
TOTALS	3,265		2,761	639,914

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,761	156.0701	234.11	646,378	2020	2020	0	0	0	1.00	99.00

1 SFR CUST – 0% - 2023 Heated Area: 2335 HX Base Yr



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

11 BELTED KINGFISHER, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	639,914
TOTAL MARKET OB/XF VALUE	13,400
TOTAL LAND VALUE - MARKET	450,000
TOTAL MARKET VALUE	1,103,314
SOH/AGL Deduction	15,751
ASSESSED VALUE	1,087,563
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,087,563
TOTAL JUST VALUE	1,103,314
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	988,694

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000465	CO ISSUED	0	01/16/2020
B1900917	NEW CONSTR	314,544	01/29/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2559/1241	4/29/2022	WD	Q	I	02	1,360,000
GRANTOR: DELUCA ROBERT M REV L						
GRANTEE: HENRY LOREN F REVOC						
2528/0359	9/14/2021	QC	U	I	11	100
GRANTOR: DELUCA ROBERT M & NIC						
GRANTEE: DELUCA ROBERT M REV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W16 FSP=[YR=2020] N4 W24 S10 E23 N6 E1$ W1 S6 W32 S30 FOP=[YR=2020] S6 E22 STP=[YR=2020] S2 E7 FGR=[YR=2020] S11 E20 N27 W12 S4 W8 S12$ N2 W7$ E7 N6 W29$ E29 N4 E8 N4 E12 N28$ PTR=E15 FUS=[YR=2020] E20 N4 E17 S19 W2 S17 W13 N5 W3 N7 E3 N5 W9 S2 W13 N17$ 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	0	0	0	1.00	UT	2,000.00	2,000.00	100	2020	2020	3	99	1,980	
2	0855	CONC PAVER	0	0	0	0	1,139.00	SF	10.00	10.00	100	2020	2020	3	99	11,276	
3	1242	WD DECK A	0	0	0	0	16.00	SF	10.00	10.00	100	2020	2020	3	90	144	

LAND DESCRIPTION

TOTAL OB/XF 13,400

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	000100	C	SFR	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	450,000.00	450,000.00	450,000							

REVIEW DATE 03/02/2020 BY DJ Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 08/06/2024 BY SYS