LOT 169
MARSH CREEK VILLAGE 1-A
PB 4/22A

TWILL GEORGE & ELLEN L/E/
4 ROYAL TERN
FERNANDINA BEACH, FL 32034

2024

01-6N-29-131A-0169-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

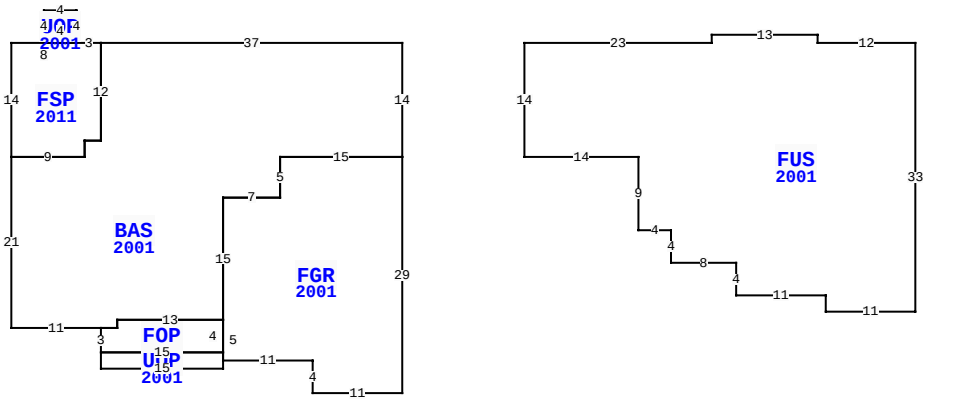
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,090	100	1,090	160,010
FGR	559	55	307	45,067
FOP	58	30	17	2,495
FSP	150	40	60	8,808
FUS	1,221	100	1,221	179,240
UOP	16	20	3	440
UOP	30	20	6	881
TOTALS	3,124		2,704	396,941

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,704	109.3440	164.02	443,510	2001	2001	0	0	0	10.50	89.50

1 SFR CUST – 100% - 2022 Heated Area: 2311 HX Base Yr 2022



4 ROYAL TERN 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		396,941
TOTAL MARKET OB/XF VALUE		4,649
TOTAL LAND VALUE - MARKET		450,000
TOTAL MARKET VALUE		851,590
SOH/AGL Deduction		375,180
ASSESSED VALUE		476,410
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		426,410
TOTAL JUST VALUE		851,590
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		733,947

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B018395	NEW CONSTR	179,000	06/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2679/1507	11/13/2023	LE	U	I	11	100
GRANTOR: TWILL GEORGE & ELLEN						
GRANTEE: TWILL GEORGE Z						
2287/1189	6/28/2019	WD	Q	I	01	512,000
GRANTOR: KING CAROLYN D						
GRANTEE: TWILL GEORGE & ELLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W37 FSP=[YR=2011] W3 UOP=[YR=2001] N4 W4 S4 E4 $ W8 S14 E9 N2 E2 N12 $ S12 W2 S2 W9 S21 E11 FOP=[YR=2001] S3 UOP=[YR=2001] S2 E15 N2 W15 $ E15 N4 W13 S1 W2 $ E2 N1 E13 FGR=[YR=2001] S5 E11 S4 E11 N29 W15 S5 W7 S15 $ N15 E7 N5 E15 N14 $ PTR=E15 FUS=[YR=2001] E23 N1 E13 S1 E12 S33 W11 N2 W11 N4 W8 N4 W4 N9 W14 N14 $ 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	100	0	0	1.00	UT	2,000.00	2,000.00	100	2001	2001	3	85	1,700	
2	0811	CONCRETE B	0	100	0	0	614.00	SF	5.20	5.20	100	2001	2001	3	80	2,554	
3	0810	CONCRETE A	0	100	11	4	44.00	SF	6.50	6.50	100	2001	2001	3	80	229	
4	0810	CONCRETE A	0	100	8	4	32.00	SF	6.50	6.50	100	2001	2001	3	80	166	

LAND DESCRIPTION

TOTAL OB/XF 4,649

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	100		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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 08/06/2024 BY SYS