LOT 170
MARSH CREEK VILLAGE 1-A
PB 4/22A

WOOD MARSHALL E & MINTA S L/E/
11 ROYAL TERN
FERNANDINA BEACH, FL 32034

2024

01-6N-29-131A-0170-0000

BUILDING CHARACTERISTICS

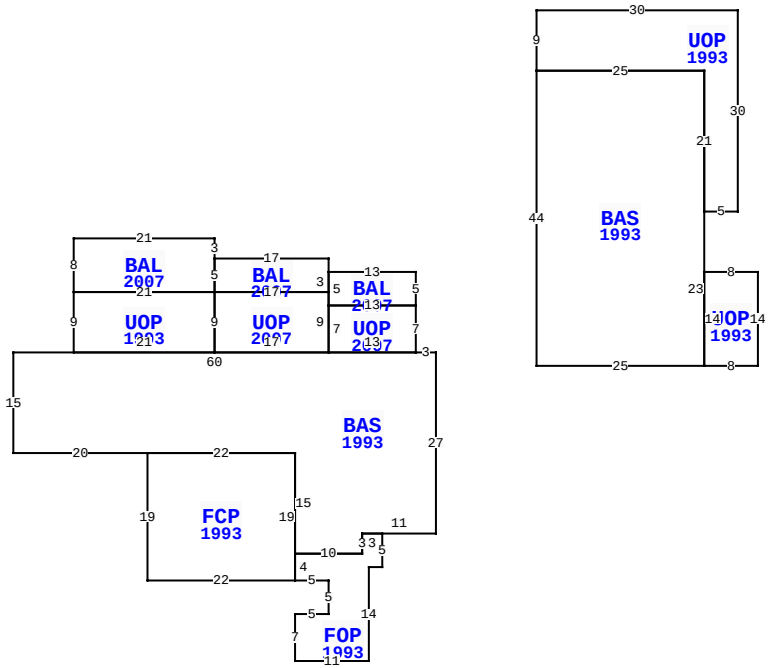
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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
BAL	65	15	10	1,498
BAL	85	15	13	1,947
BAL	168	15	25	3,743
BAS	1,100	100	1,100	164,700
BAS	1,227	100	1,227	183,716
FCP	418	25	104	15,572
FOP	164	30	49	7,336
UOP	112	20	22	3,294
UOP	189	20	38	5,690
UOP	375	20	75	11,229
TOTALS	4,147		2,712	406,061

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,712	117.4320	176.15	477,719	1980	1993	0	0	0	15.00	85.00

1 SFR CUST – 100% - 2006 Heated Area: 2327 HX Base Yr 2006



** This building has 12 Sub-Areas

11 ROYAL TERN RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/14/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		406,061
TOTAL MARKET OB/XF VALUE		15,366
TOTAL LAND VALUE - MARKET		500,000
TOTAL MARKET VALUE		921,427
SOH/AGL Deduction		350,794
ASSESSED VALUE		570,633
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		520,633
TOTAL JUST VALUE		921,427
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		853,702

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226510	REPAIR/RRF	5,000	10/01/2012
B26250	REMODEL	4,200	07/01/2012
B24825	REMODEL	631	06/01/2011
B16176	ADDITION	3,500	09/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2496/0430	9/13/2021	LE	U	I	11	100
GRANTOR: WOOD MARSHALL E & MIN						
GRANTEE: ROBERTSON CHRISTINA						
2469/0239	6/09/2021	WD	U	I	11	100
GRANTOR: WOOD MARSHALL E & MIN						
GRANTEE: ROBERTSON CHRISTINA						

BUILDING NOTES

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	0830	FLAGSTONE	0	100	0	0	350.00	SF	12.00	12.00	100	1980	1980	3	32.5	1,365	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1980	1980	3	46.5	930	
3	0855	CONC PAVER	0	100	103	3	309.00	SF	10.00	10.00	100	2002	2002	3	82	2,534	
4	0855	CONC PAVER	0	100	0	0	1,285.00	SF	10.00	10.00	100	2002	2002	3	82	10,537	

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W3 W60 S15 E20 E22 S15 E10 N3 E11 N27 $
BAS=[YR=1993;ORIG=40,2] N23 N21 W25 S44 E25 $
FCP=[YR=1993;ORIG=-43,15] S19 E22 N19 W22 $
UOP=[YR=1993;ORIG=40,-21] E5 N30 W30 S9 E25 S21 $
UOP=[YR=1993;ORIG=-54,-9] S9 E21 N9 W21 $
BAL=[YR=2007;ORIG=-33,-14] N3 W21 S8 E21 N5 $
FOP=[YR=1993;ORIG=-21,34] E5 S5 W5 S7 E11 N14 E2 N5 W3 S3 W10 S4 $
UOP=[YR=2007;ORIG=-33,0] E17 N9 W17 S9 $
UOP=[YR=1993;ORIG=40,2] E8 N14 W8 S14 $
UOP=[YR=2007;ORIG=-3,0] N7 W13 S7 E13 $

LAND DESCRIPTION

TOTAL OB/XF 15,366

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	000140	C	SFR GOLF A	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	500,000.00	500,000.00	500,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000 PRINTED 08/06/2024 BY SYS