

LOT 180
IN OR 2227/702
MARSH CREEK VILLAGE UNIT 1B

NORRIS KIMBERLY LEE
27 MARSH HAWK RD
FERNANDINA BEACH, FL 32034

2024

01-6N-29-131B-0180-0000



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	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
Occupancy	00	NONE 100

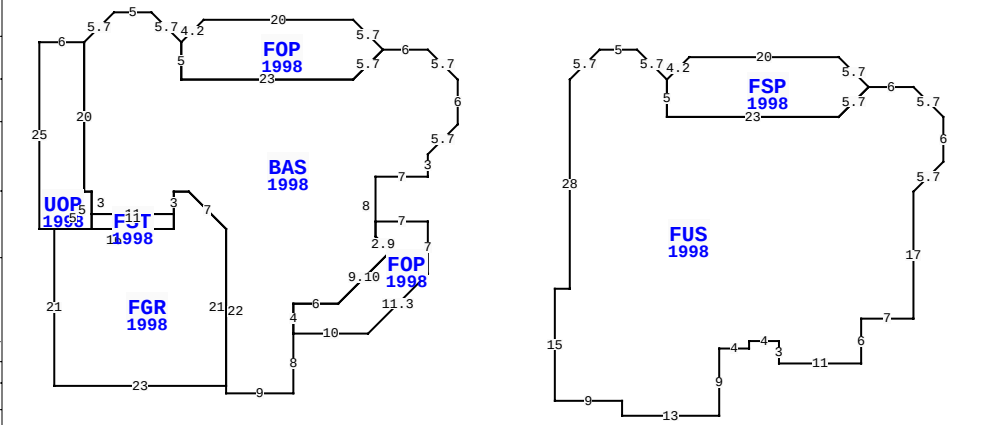
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,294	100	1,294	212,055
FGR	506	55	278	45,557
FOP	126	30	38	6,227
FOP	196	30	59	9,668
FSP	196	40	78	12,782
FST	22	55	12	1,967
FUS	1,785	100	1,785	292,518
UOP	155	20	31	5,081
TOTALS	4,280		3,575	585,854

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	100	0	0	1.00	UT	2,000.00	2,000.00	
2	0855	CONC PAVER	0	100	0	0	990.00	SF	7.00	7.00	
3	0855	CONC PAVER	0	100	0	0	336.00	SF	7.00	7.00	
4	0855	CONC PAVER	0	100	0	0	180.00	SF	7.00	7.00	
5	0855	CONC PAVER	0	100	0	0	84.00	SF	7.00	7.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000140	C	SFR GOLF A	100		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	3,575	117.4725	176.21	629,951	1998	2008	0	0	7.00	93.00
1 SFR CUST - 100% - 2019						Heated Area: 3079			HX Base Yr 2019		



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

TOTAL OB/XF											
10,858											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		585,854	
TOTAL MARKET OB/XF VALUE		10,858	
TOTAL LAND VALUE - MARKET		650,000	
TOTAL MARKET VALUE		1,246,712	
SOH/AGL Deduction		464,699	
ASSESSED VALUE		782,013	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		727,013	
TOTAL JUST VALUE		1,246,712	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,170,564	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9704042	NEW CONSTR	310,400	06/01/1997

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2227/0702	9/28/2018	WD Q	I	01	
GRANTOR: BLUM ERIC REV TRUST &					
GRANTEE: NORRIS KIMBERLY LEE					
1640/0026	7/31/2009	QC U	I	11	100
GRANTOR: BLUM ERIC L & CAROL A					
GRANTEE: BLUM ERIC L & CAROL					

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=1998] L4 U4 W6 FOP=[YR=1998] U4 L4 W20 D3 L3 S5 E23 U4 R4 \$ D4 L4 W23 N5 L4 U4 W5 D4 L4 UOP=[YR=1998] W6 S25 E2 FGR=[YR=1998] S21 E23 N21 L5 U5 W2 S3 FST=[YR=1998] W11 S2 E11 N2\$ S2 W16\$ E5 N5 W1 N20\$ S20 E1 S3 E11 N3 E2 D5 R5 S22 E9 N8 FOP=[YR=1998] E10 U8 R8 N7 W7 S2 R2 D2 D7 L7 W6 S4 \$ N4 E6 U7 R7 U2 L2 N8 E7 N3 R4 U4 N6 \$ PTR= E15 FUS=[YR=1998] U4 R4 E5 D4 R4 FSP=[YR=1998] U3 R3 E20 D4 R4 D4 L4 W23 N5\$ S5 E23 U4 R4 E6 D4 R4 S6 D4 L4 S17 W7 S6 W11 N3 W4 S1 W4 S9 W13 N2 W9 N15 E2 N28 \$ W15 \$.											