

LOT 181
MARSH CREEK VILLAGE UNIT 1B
PB 4/32

ROGERS WALTON W & LINDA C
25 MARSH HAWK RD
FERNANDINA BEACH, FL 32034

2024

01-6N-29-131B-0181-0000



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	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		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
BAS	1,743	100	1,743	239,694
DCK	590	10	59	8,114
FGR	575	55	316	43,455
FOP	30	30	9	1,238
FUS	861	100	861	118,403
SFB	376	80	301	41,393

TOTALS 4,175 3,289 452,298

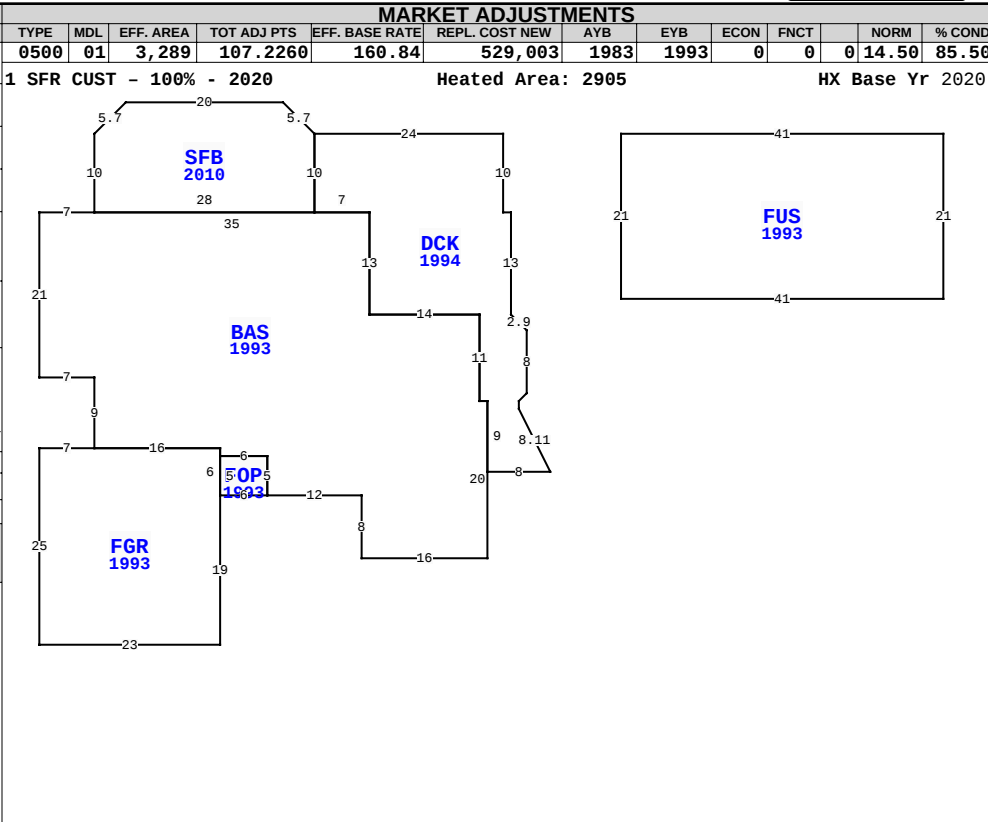
EXTRA FEATURES

L N	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	1983	1983	3	54	1,080	
2	0810	CONCRETE A	0	100	0	0	64.00	SF	6.50	6.50	100	1983	1983	3	41	171	
3	0445	BOX FNC 5'	0	100	0	0	24.00	LF	8.10	8.10	100	1983	1983	3	20	39	
4	0855	CONC PAVER	0	100	0	0	824.00	SF	10.00	10.00	100	2000	2000	3	79	6,510	
5	0855	CONC PAVER	0	100	0	0	124.00	SF	10.00	10.00	100	2000	2000	3	79	980	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	650,000.00	650,000.00	650,000							

REVIEW DATE 04/27/2020 BY DJA



25 MARSH HAWK RD, FERNANDINA BEACH

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

L N	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
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5	0855	CONC PAVER	0	100	0	0	124.00	SF	10.00	10.00	100	2000	2000	3	79	980	

TOTAL OB/XF 8,780

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	650,000.00	650,000.00	650,000							

Total Acres: 0.00 Total Land Value: 650,000 Market: 0 Agricultural: 0 Common: 650,000

NASSAU COUNTY PROPERTY PAGE 1 of 1 5

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		452,298
TOTAL MARKET OB/XF VALUE		8,780
TOTAL LAND VALUE - MARKET		650,000
TOTAL MARKET VALUE		1,111,078
SOH/AGL Deduction		420,048
ASSESSED VALUE		691,030
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		641,030
TOTAL JUST VALUE		1,111,078
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,041,127

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R991746	REPAIR/RRF	5,850	05/01/1999

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2259/0626	3/05/2019	WD Q	Q	I	02

GRANTOR: BOWLES PAUL JR & ROSA
GRANTEE: ROGERS WALTON W & L
1052/1449 4/30/2002 QC U I 06 100
GRANTOR: BOWLES ROSALIND D
GRANTEE: BOWLES ROSALIND D M

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=1994] W24 SFB=[YR=2010] U4 L4 W20 D4 L4 S10
BAS=[YR=1993] W7 S21 E7 S9 FGR=[YR=1993] W7 S25 E23 N19
FOP=[YR=1993] E6 N5 W6 S5 \$ N6 W16 \$ E16 S1 E6 S5 E12 S8E16
N20 W1 N11 W14 N13 W35 \$ E28 N10 \$ S10 E7 S13 E14 S11 E1 S9
E8 U8 L4 N1 U1 R1 N8 U2 L2 N13 W1 N10 \$ PTR= E15
FUS=[YR=1993] E41 S21 W41 N21 \$ W15 \$.

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