

LOT 185
IN OR 1958/913
MARSH CREEK VILLAGE UNIT 1B

TAYLOR REALTY TRUST/TAYLOR WILLARD S TRUSTEE
70 POND ST
COHASSET, MA 02025

2024

01-6N-29-131B-0185-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	11	BD/BTN AVG 20
Roof Structure	08	IRREGULAR 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	14	CARPET 30
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

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
BAL	52	15	8	1,870
BAL	65	15	10	2,337
BAS	1,760	100	1,760	411,301
BAS	69	100	69	16,125
DCK	660	10	66	15,424
FGR	440	55	242	56,553
FUS	639	100	639	149,331
UOP	30	20	6	1,403
TOTALS	3,715		2,800	654,343

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0855	CONC PAVER	0	0	0	0	1,247.00	SF	10.00	10.00	
2	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	
3	1125	CB/STC 6"	0	0	0	0	84.00	SF	7.35	7.35	
4	1125	CB/STC 6"	0	0	0	0	112.00	SF	3.68	3.68	
5	0855	CONC PAVER	0	0	0	0	444.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000140	C	SFR GOLF A	0	0006	RSF-1	0.00	0.00	1.00	LT	

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	2,800	166.6282	249.94	699,832	1988	2010	0	0	6.50	93.50
1 SFR CUST - 0% - 0 Heated Area: 2468 HX Base Yr											
17 MARSH HAWK RD, FERNANDINA BEACH											
BLD DATE: 05/07/2024 MLU											

TOTAL OB/XF											
17,228											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		654,343	
TOTAL MARKET OB/XF VALUE		17,228	
TOTAL LAND VALUE - MARKET		650,000	
TOTAL MARKET VALUE		1,321,571	
SOH/AGL Deduction		308,690	
ASSESSED VALUE		1,012,881	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,012,881	
TOTAL JUST VALUE		1,321,571	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,242,432	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23029	REMODEL	175,000	11/01/2009

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1958/0913	10/07/2014	WD	U	I	11	100	
GRANTOR: TAYLOR WILLARD S & DI							
GRANTEE: TAYLOR REALTY TRUST							
1797/1329	6/07/2012	WD	Q	I	02	870,000	
GRANTOR: MARSH HAWK ROAD HOLDI							
GRANTEE: TAYLOR WILLARD S SR							

BUILDING NOTES											
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BUILDING DIMENSIONS											
DCK=[YR=2010] U3 L3 W53 S10 BAS=[YR=1993] S26 BAS=[YR=2010] S9 FGR=[YR=1993] S20 E22N20 W22\$ E9 N7 W6 N2 W3\$ E3 S2 E6 S7 E19 UOP=[YR=1993] E10 N3 W10 S3\$ N3 E10 S5 E15 N11 E3 N27 W16 S7 W20 N6 W20\$ E20 S6 E20 N7 E16 N6\$ PTR= E20 BAL=[YR=2010] E13 S4 FUS=[YR=1993] S17 E20 N18 BAL=[YR=2010] N5 E13 S5 W13\$ E13 S22 W46 N21 E13\$ W13 N4\$ W20 \$.											