LOT 112
IN OR 2171/710
MARSH CREEK VILLAGE UNIT 2

HAMILTON RICHARD B & BETSY N
39 MARSH CREEK ROAD
FERNANDINA BEACH, FL 32034

2024

01-6N-29-1320-0112-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

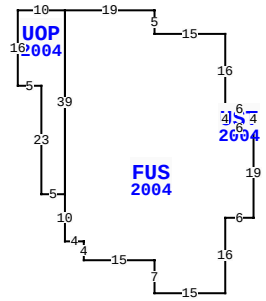
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10001.00	

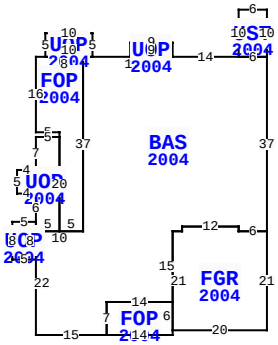
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,971	100	1,971	274,430
FGR	432	55	238	33,137
FOP	98	30	29	4,038
FOP	265	30	80	11,139
FUS	1,930	100	1,930	268,723
UOP	27	20	5	696
UOP	40	20	8	1,114
UOP	50	20	10	1,393
UOP	120	20	24	3,341
UOP	275	20	55	7,658
TOTALS	5,292		4,388	610,960

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,388	102.5640	153.85	675,094	2004	2004	0	0	0	9.50	90.50

1 SFR CUST – 0% - 0 Heated Area: 3901 HX Base Yr





** This building has 12 Sub-Areas

39 MARSH CREEK 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	610,960
TOTAL MARKET OB/XF VALUE	31,128
TOTAL LAND VALUE - MARKET	585,000
TOTAL MARKET VALUE	1,227,088
SOH/AGL Deduction	281,551
ASSESSED VALUE	945,537
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	945,537
TOTAL JUST VALUE	1,227,088
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,154,940

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311735	NEW CONSTR	539,000	09/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2171/0710	1/04/2018	SW	U	I	12	649,000
GRANTOR: WELLS FARGO BANK N A						
GRANTEE: HAMILTON RICHARD B						
2089/1043	12/08/2016	CT	U	I	18	250,100
GRANTOR: CLERK OF COURT						
GRANTEE: WELLS FARGO BANK N						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=2004] W6 S10 BAS=[YR=2004] W14 UOP=[YR=2004] N3 W9 S3 E9$ W17 UOP=[YR=2004] N5 W10 S5FOP=[YR=2004] W2 S16 E5 S1 UOP=[YR=2004] W5 S7 W4 S5 E4 S6 UOP=[YR=2004] W5 S8 E5 N8$ S2 E5 N20$ S20 E5 N37 W8$ E10$ W2 S37 W10 S22 E15 FOP=[YR=2004] E14 N1 FGR=[YR=2004] E20 N21 W6 N1 W12 S1 W2 S21$ N6 W14 S7$ N7 E14 N15 E2 N1 E12 S1 E6 N37 W6$ E6 N10 $ PTR=N20 FUS=[YR=2004] N10 UOP=[YR=2004] W5 N23 W5 N16 E10 S39$ N39 E19 S5 E15 S16 UST=[YR=2004] E6 S4 W6 N4 $ S4 E6 S19 W6 S16 W15 N7 W15 N4 W4$ S20$.

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	0	0	0	2.00	UT	2,000.00	2,000.00	100	2004	2004	3	88	3,520	
2	0855	CONC PAVER	0	0	0	0	750.00	SF	10.00	10.00	100	2004	2004	3	84	6,300	
3	0835	QUARY TILE	0	0	0	0	110.00	SF	10.00	10.00	100	2004	2004	3	84	924	
4	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2004	2004	3	64	384	
5	0410	ELEVATOR	0	0	0	0	1.00	UT	20,000.00	20,000.00	100	2004	2004	3	100	20,000	

LAND DESCRIPTION

TOTAL OB/XF 31,128

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	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	0.90	650,000.00	585,000.00	585,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 585,000 Market: 0 Agricultural: 0 Common: 585,000 PRINTED 08/06/2024 BY SYS