

LAHOOD HANNA E LIVING TRUST/LAHOOD HANNA E TRUSTEE
45 MARSH CREEK RD
FERNANDINA BEACH, FL 32034

01-6N-29-1320-0115-0000

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

050001CEDAR 100
Roof Structur03GABLE/HIP 100
Roof Cover03COMP SHNGL 100
Interior Wall05DRYWALL 100
Interior Floo13LVT/LAMNT 100
Air Condition03CENTRAL 100
Heating Type04AIR DUCTED 100
Bedrooms03100
Bathrooms3 100
Frame02WOOD FRAME 100
Stories1.1. 100

Units0 100
BUD8 Adjustme05DIST 1A 100
Occupancy00NONE 100

Quality05Quality Level 05
DOR CODE0100SINGLE FAMILY
MAP NUMMKT AREA10
NEIGHBORHOOD/LOC10001.00
AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE
BAS2,0101002,010361,935
DCK939109416,927

TOTALES2,9492,104378,861

MARKET ADJUSTMENTS

TYPETYPE MDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYEBECONFNCTNORM% COND

0500012,104125.0480187.57394,64719812015004.0096.00

1 SFR CUST - 100% - 2021Heated Area: 2010HX Base Yr 2021

173-163-113-1611-138.53-143-19.111-173-44.121.7812.44.59.244.16.42.912.9

BAS 1993
DCK 1993

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 5Tax Dist:

BUILDING MARKET VALUE378,861
TOTAL MARKET OB/XF VALUE14,835
TOTAL LAND VALUE - MARKET585,000
TOTAL MARKET VALUE978,696
SOH/AGL Deduction372,031
ASSESSED VALUE606,665
TOTAL EXEMPTION VALUEHX HB50,000
BASE TAXABLE VALUE556,665
TOTAL JUST VALUE978,696
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE916,883

SAMPLE PERMIT DATA

PERMIT NUMDESCRIPTIONAMTISSUED

19002127REMODEL197,00003/04/2019
R0618090XFOB2,45010/31/2006
R991568REPAIR/RRF8,50002/01/1999
Q136H/AC6,00006/01/1993

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYRSN CDPRICE SALE PRICE

2423/124612/31/2020WDUII11100

GRANTOR: GREEN A CHRISTIAN
GRANTEE: LAHOOD HANNA E LIVI
2416/155212/14/2020WDQUII01700,000
GRANTOR: GREEN DR A CHRISTIAN
GRANTEE: LAHOOD HANNA E LIVI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 S3 W11 N3 W17 S2 D4 L5 D2 R2 D8 L10 U2 L2 D4 L5 U1 L1 D43 L10 D2 R9 DCK=[YR=1993] D4 R2 D3 R12 U4 R7 U21 R5 U14 R13 E11 S3 E14 N3 U6 R6 N13 W4 S11 W16 N3 W11 S3 W17 D43 L10 U3 L12 \$ D3 R12 U43 R10 E17 N3 E11 S3 E16 N22\$.

LAND DESCRIPTION

L NUSE CODECLS

LAND USE DESCRIPTIONCAPRDLOCCZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% CONDDTOT ADJUNIT PRICELAND VALUEADJ UNIT PRICEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000140CSFR GOLF A100RSF-10.000.001.00LT1.001.000.90650,000.00585,000.00585,000

REVIEW DATE11/06/2019BYDJATotal Acres: 0.00Total Land Value: 585,000Market: 0Agricultural: 0Common: 585,000PRINTED 08/06/2024 BY SYS