LOT 119
MARSH CREEK VILLAGE 2
PB 4/21 & 22

HASSELBERG MICHAEL & KATHERINE
40 MARSH CREEK RD
FERNANDINA BEACH, FL 32034

2024

01-6N-29-1320-0119-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

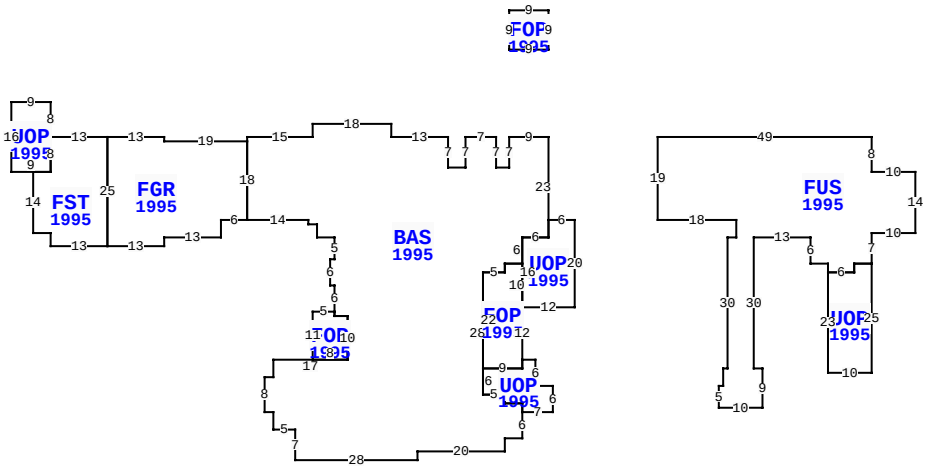
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	08	DECORATIVE 20
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03
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	3,674	100	3,674	658,459
FGR	719	55	395	70,792
FOP	81	30	24	4,301
FOP	85	30	26	4,660
FOP	206	30	62	11,112
FST	381	55	210	37,636
FUS	1,557	100	1,557	279,048
UOP	122	20	24	4,301
UOP	144	20	29	5,198
UOP	216	20	43	7,707
TOTALS	7,423		6,092	1,091,817

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	6,092	135.0074	202.51	1,233,691	1995	2000	0	0	0	11.50	88.50

1 SFR CUST – 100% - 2022 Heated Area: 5231 HX Base Yr 2022



** This building has 11 Sub-Areas

40 MARSH CREEK RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		1,091,817
TOTAL MARKET OB/XF VALUE		22,434
TOTAL LAND VALUE - MARKET		750,000
TOTAL MARKET VALUE		1,864,251
SOH/AGL Deduction		411,427
ASSESSED VALUE		1,452,824
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		1,402,824
TOTAL JUST VALUE		1,864,251
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,816,342

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1217632	H/AC	0	10/01/2012
B9401232	NEW CONSTR	235,195	08/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2384/1587	8/14/2020	WD	Q	I	01	1,475,000
GRANTOR: MATHER HAL						
GRANTEE: HASSELBERG MICHAEL						
0667/0308	9/22/1992	WD	Q	V		167,500
GRANTOR: DOUGALL JAMES JR & J						
GRANTEE: MATHER HAL & JEAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W9 S7 W3 N7 W7 S7 W4 N7 W13 N3 W18 S3 W15 S1 FGR=[YR=1995] W19 N1 W13 FST=[YR=1995] W13 UOP=[YR=1995] N8 W9 S16 E9 N8 $ S8 W4 S14 E4 S3 E13 N25 $ S25 E13 N2 E13 N4 E6 N18 $ S18 E14 S1 E2 S3 E4 S5 W1 S6 E1 S6 FOP=[YR=1995] W5 S11 E8 N10 W3 N1 $ S1 E3 S10 W17 S4 W2 S8 E2 S4 E5 S7 E28 N2 E20 N3 E4 N6 UOP=[YR=1995] E7 N6 W4 N6 W3 FOP=[YR=1995] N12 UOP=[YR=1995] E12 N20 W6 S4 W6 S16 $ N10 W4 S2 W5 S22 E9 N2 $ S2 W9 S6 E5 S2 E4 S2 $ N2 W4 N2 W5 N28 E5 N2 E4 N6 E6 N23 $ PTR= E25 FUS=[YR=1995] E49 S8 E10 S14 W10 S7 UOP=[YR=1995] S25 W10 N23 E6 N2 E4 $ W4 S2 W6 N2 W4 N6 W13 S30 E2 S9 W10 N5 E1 N4 E1 N30 E2 N4 W18 N19 $ W25 $ PTR= N20 FOP=[YR=1995] N9 W9 S9 E9 $ 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	100	0	0	2.00	UT	2,000.00	2,000.00	100	1995	1995	3	77	3,080	
2	0812	CONCRETE C	0	100	0	0	2,433.00	SF	4.00	4.00	100	1995	1995	3	70	6,812	
3	0810	CONCRETE A	0	100	0	0	94.00	SF	6.50	6.50	100	1995	1995	3	70	428	
4	1242	WD DECK A	0	100	0	0	38.00	SF	10.00	10.00	100	1995	1995	3	20	76	
5	1126	CB/STC 8"	0	100	0	0	80.00	SF	8.00	8.00	100	1995	1995	3	70	448	
6	0810	CONCRETE A	0	100	0	0	49.00	SF	6.50	6.50	100	1995	1995	3	70	223	
7	0300	BOAT DCK W	0	100	278	4	1,112.00	SF	40.00	40.00	100	1995	1995	3	23	10,230	
8	0311	WD GANG WY	0	100	0	0	20.00	SF	45.00	45.00	100	1995	1995	3	20	180	
9	0303	FLT DOCK W	0	100	20	8	160.00	SF	26.00	26.00	100	1995	1995	3	23	957	

TOTAL OB/XF 22,434

LAND DESCRIPTION

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	000130	C	SFR WATER	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	750,000.00	750,000.00	750,000							

REVIEW DATE 04/27/2020 BY DJA Total Acres: 0.00 Total Land Value: 750,000 Market: 0 Agricultural: 0 Common: 750,000 PRINTED 08/06/2024 BY SYS