

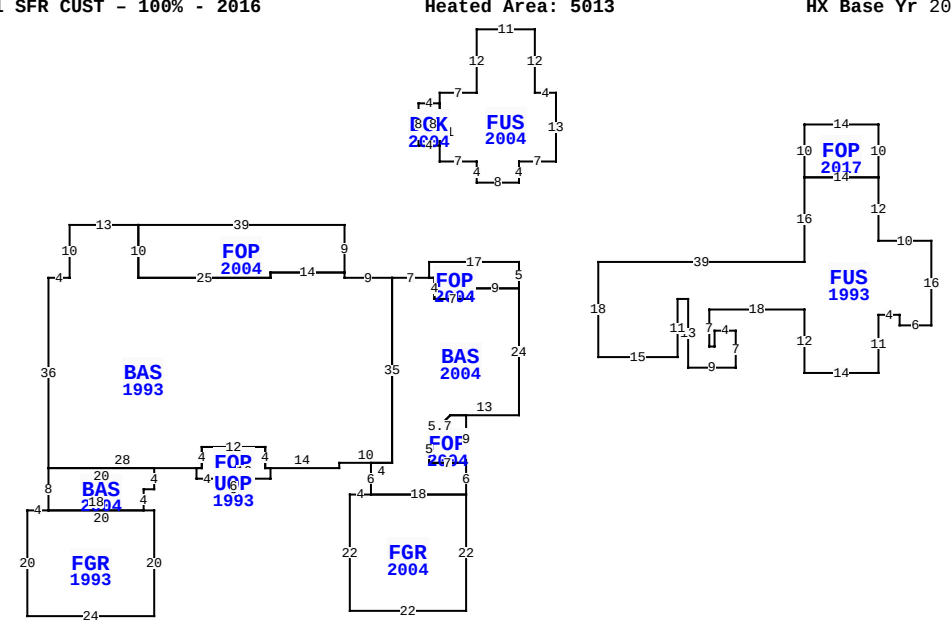
LOT 120
IN OR 1983/1889
MARSH CREEK VILLAGE UNIT 2

WILSTERMAN JOHN D & AMY M
42 MARSH CREEK RD
FERNANDINA BEACH, FL 32034

2024

01-6N-29-1320-0120-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY												
Exterior Wall		12	CEDAR 60		0500	11	5,771	150.2919	225.44	1,301,014	1982	2003	0	0	10.00	90.00	VALUATION BY		STANDARD										
Exterior Wall		14	WD SHINGLE 40		1 SFR CUST - 100% - 2016												Heated Area: 5013		HX Base Yr 2016										
Roof Structur		03	GABLE/HIP 100														BUILDING MARKET VALUE		1,170,913										
Roof Cover		03	COMP SHNGL 100														TOTAL MARKET OB/XF VALUE		31,020										
Interior Wall		05	DRYWALL 80														TOTAL LAND VALUE - MARKET		750,000										
Interior Wall		08	DECORATIVE 20														TOTAL MARKET VALUE		1,951,933										
Interior Floo		12	HARDWOOD 60														SOH/AGL Deduction		485,377										
Interior Floo		14	CARPET 40		ASSESSED VALUE		1,466,556																						
Air Condition		03	CENTRAL 100		TOTAL EXEMPTION VALUE		50,000																						
Heating Type		04	AIR DUCTED 100		BASE TAXABLE VALUE		1,416,556																						
Bedrooms		4	100		TOTAL JUST VALUE		1,951,933																						
Bathrooms		02	WOOD FRAME 100		NCON VALUE		0																						
Frame		2.	2. 100		INCOME VALUE																								
Stories		0	100		PREVIOUS YEAR MKT VALUE		1,900,267																						
Units		05	DIST 1A 100																										
BUD8 Adjustme		06	Quality Level 06																										
Quality		0100	SINGLE FAMILY																										
DOR CODE																													
MAP NUM		MKT AREA															10												
NEIGHBORHOOD/LOC		10001.00																											
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS		2,426	100	2,426	492,225																								
BAS		152	100	152	30,840																								
BAS		757	100	757	153,592																								
DCK		32	10	3	608																								
FGR		480	55	264	53,564																								
FGR		484	55	266	53,970																								
FOP		76	30	23	4,667																								
FOP		55	30	16	3,246																								
FOP		97	30	29	5,884																								
FOP		376	30	113	22,928																								
TOTALS		6,765		5,771	1,170,913																								
EXTRA FEATURES					42 MARSH CREEK RD, FERNANDINA BEACH																								
					** This building has 14 Sub-Areas																								
					BLD DATE																								
					XF DATE																								
					INC DATE																								
					LGL DATE																								
					LAND DATE																								
					AG DATE																								

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