LOTS 128 & 129
IN OR 2458/209
MARSH CREEK VILLAGE # 2

COLEMAN THOMAS A & EDNA C
61 MARSH CREEK RD
FERNANDINA BEACH, FL 32034

2024

01-6N-29-1320-0128-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

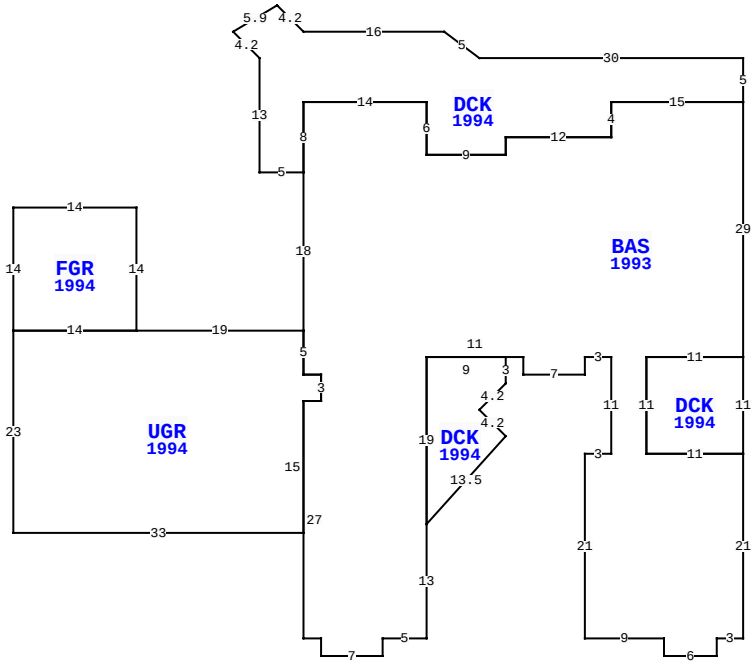
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 10
NEIGHBORHOOD/LOC 10001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,252	100	2,252	195,412
DCK	117	10	12	1,041
DCK	121	10	12	1,041
DCK	503	10	50	4,339
FGR	196	55	108	9,372
UGR	765	45	344	29,850
TOTALS	3,954		2,778	241,054

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0500	01	2,778	102.3840	153.58	426,645	1986	1986	0	0	25	18.50	56.50

1 SFR CUST – 100% - 2022 Heated Area: 2252 HX Base Yr 2022



61 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		241,054
TOTAL MARKET OB/XF VALUE		10,947
TOTAL LAND VALUE - MARKET		845,000
TOTAL MARKET VALUE		1,097,001
SOH/AGL Deduction		510,632
ASSESSED VALUE		586,369
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		536,369
TOTAL JUST VALUE		1,097,001
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		983,946

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8602	REMODEL	27,094	01/07/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2458/0209	4/29/2021	WD	Q	I	01	670,000
GRANTOR: BARSHAY CATHERINE D						
GRANTEE: COLEMAN THOMAS A &						
2396/0872	9/15/2020	WD	Q	I	01	565,000
GRANTOR: GRAVENOR JOHN LVG TRU						
GRANTEE: BARSHAY CATHERINE D						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=1994] W30 U3 L4 W16 U3 L3 L5 D3 R3 D3 S13 E5 BAS=[YR=1993] S18 UGR=[YR=1994] W19 FGR=[YR=1994] N14 W14 S14 E14 $ W14 S23 E33 N15 E2 N3 W2 N5 $ S5 E2 S3 W2 S27 E2 S2 E7 N2 E5 N13 DCK=[YR=1994] R9 U10 U3 L3 U3 R3 N3 W9 S19$ N19 E11 S2 E7 N2 E3 S11 W3 S21 E9 S2 E6 N2 E3 N21 DCK=[YR=1994] N11 W11 S11 E11 $ W11 N11 E11 N29 W15 S4 W12S2 W9 N6 W14 S8$ N8 E14 S6 E9 N2 E12 N4 E15 N5$.

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	1125	CB/STC 6"	0	100	0	0	226.00	SF	7.35	7.35	100	1986	1986	3	49.5	822	
2	0811	CONCRETE B	0	100	0	0	669.00	SF	5.20	5.20	100	1986	1986	3	49.5	1,722	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1986	1986	3	60	1,200	
5	0811	CONCRETE B	0	100	0	0	929.00	SF	5.20	5.20	100	1994	1994	3	68	3,285	
6	0810	CONCRETE A	0	100	25	5	125.00	SF	6.50	6.50	100	1986	1986	3	49.5	402	
7	0940	SHEDS/PORT	0	100	16	8	128.00	SF	30.00	30.00	100	1986	1986	3	20	768	
8	0855	CONC PAVER	0	100	0	0	497.00	SF	7.00	7.00	100	2000	2000	3	79	2,748	

LAND DESCRIPTION

TOTAL OB/XF 10,947

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	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	0.80	650,000.00	520,000.00	520,000							
2	000140	C	SFR GOLF A	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	0.50	650,000.00	325,000.00	325,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 845,000 Market: 0 Agricultural: 0 Common: 845,000 PRINTED 08/06/2024 BY SYS