

LOTS 130 & 131
IN OR 706/1518 & OR 740/1780
MARSH CREEK VILLAGE UNIT 2

HOLMES NANCY L
65 MARSH CREEK RD
FERNANDINA BEACH, FL 32034

2024

01-6N-29-1320-0130-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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		3 100
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	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	1,940	100	1,940	282,958
DCK	383	10	38	5,543
FGR	330	55	182	26,545
FOP	24	30	7	1,021
FSP	162	40	65	9,481
STP	39	10	4	583

TOTALS	2,878		2,236	326,132
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
2	0812	CONCRETE C	0	100	0	0	1,723.00	SF	4.00
3	1122	CB 6"	0	100	0	0	75.00	SF	5.85
4	0810	CONCRETE A	0	100	0	0	75.00	SF	6.50
5	0820	WOOD WALK	0	100	53	4	212.00	SF	11.75
6	0855	CONC PAVER	0	100	0	0	24.00	SF	7.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000140	C	SFR GOLF A	100		RSF-1	0.00	0.00	2.00

REVIEW DATE 04/27/2020 BY DJA

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0500	01	2,236	114.7335	172.10	384,816	1984	1990		0	0	15.25	84.75	
1 SFR CUST - 100% - 2000 Heated Area: 1940 HX Base Yr 2000													
65 MARSH CREEK RD, FERNANDINA BEACH													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/07/2024 MLU													

TOTAL OB/XF 5,659													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1984	1984
2	0812	CONCRETE C	0	100	0	0	1,723.00	SF	4.00	4.00	100	1984	1984
3	1122	CB 6"	0	100	0	0	75.00	SF	5.85	5.85	100	1984	1984
4	0810	CONCRETE A	0	100	0	0	75.00	SF	6.50	6.50	100	1982	1982
5	0820	WOOD WALK	0	100	53	4	212.00	SF	11.75	11.75	100	2000	2000
6	0855	CONC PAVER	0	100	0	0	24.00	SF	7.00	7.00	100	2000	2000

TOTAL OB/XF 5,659													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	000140	C	SFR GOLF A	100		RSF-1	0.00	0.00	2.00	LT		1.00	1.00

Market: 0 Agricultural: 0 Common: 780,000

NASSAU COUNTY PROPERTY									
PAGE 1 of 1 5									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 5					Tax Dist:				
BUILDING MARKET VALUE					326,132				
TOTAL MARKET OB/XF VALUE					5,659				
TOTAL LAND VALUE - MARKET					780,000				
TOTAL MARKET VALUE					1,111,791				
SOH/AGL Deduction					742,847				
ASSESSED VALUE					368,944				
TOTAL EXEMPTION VALUE					55,000				
BASE TAXABLE VALUE					313,944				
TOTAL JUST VALUE					1,111,791				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					1,036,683				

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0740/1780	10/05/1995	WD	Q	V		55,000	
GRANTOR: EDWARD S TAYLOR TRUST							
GRANTEE: HOLMES ROBERT T & N							
0706/1518	6/10/1994	WD	U	I	05	178,500	
GRANTOR: RESOLUTION TRUST CORP							
GRANTEE: HOLMES ROBERT T & N							

BUILDING NOTES									

BUILDING DIMENSIONS									
DCK=[YR=1994] W14 N6 W18 S6 W14 S5 E1 S1 BAS=[YR=1993] W1 S15 W2 S12 E2 S15 E5 S2 E6 STP=[YR=1993] S5 E8 N4 W1 N1 FOP=[YR=1993] N4 W6 S4 E6\$ W7 \$ E1 N4 E6 S5 E4 FGR=[YR=1993] S15 E22 N15 W22\$ E26 N30 W2 N15 W14 FSP=[YR=1993] W18 S9 E18 N9\$ S9 W18 N9 W13\$ E45 N6\$.									