



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 60
Interior Wall	06	CUST PANEL 40
Interior Floo	12	HARDWOOD 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	10
NEIGHBORHOOD/LOC	10001.00		

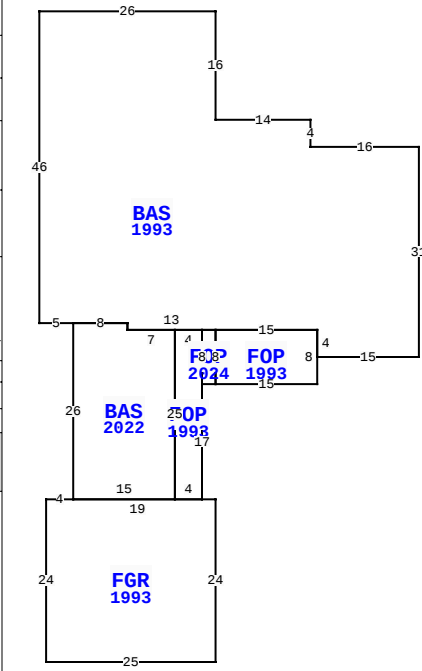
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,135	100	2,135	778,949
BAS	383	100	383	139,737
FGR	600	55	330	120,399
FOP	100	30	30	10,945
FOP	120	30	36	13,135
FOP	16	30	5	1,824

TOTALS	3,354		2,919	1,064,989
EXTRA FEATURES				

L N	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	0812	CONCRETE C	0	100	0	0	1,573.00	SF	4.00	4.00	100	1985	1985	3	47	2,957	
2	0501	FP-AVERAGE	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	1985	1985	3	58	2,900	
3	0810	CONCRETE A	0	100	0	0	244.00	SF	6.50	6.50	100	1985	1985	3	47	745	
5	0861	POOL GUNIT	0	100	0	0	470.00	SF	85.00	85.00	100	1997	1997	3	20	7,990	
7	1126	CB/STC 8"	0	100	0	0	71.00	SF	8.00	8.00	100	1985	1985	3	47	267	
12	0912	SCRN RM G	0	100	0	0	2,004.00	SF	20.00	20.00	100	2024	2023		100	40,080	
13	0855	CONC PAVER	0	100	0	0	1,534.00	SF	10.00	10.00	100	2024	2023		100	15,340	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000140	C	SFR GOLF A	100	

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND		
0500	12	2,919	252.0516	378.08	1,103,616	1985	2015	0	0	0	3.50	96.50		
1 SFR CUST - 100% - 2024					Heated Area: 2518					HX Base Yr 2024				



BLD DATE			LGL DATE			05/07/2024		MLU	
XF DATE			LAND DATE						
INC DATE			AG DATE						
69 MARSH CREEK RD, FERNANDINA BEACH									

NASSAU COUNTY PROPERTY										PAGE 1 of 1		5
VALUATION SUMMARY										STANDARD		
VALUATION BY										Tax Group: 5		
BUILDING MARKET VALUE										Tax Dist:		
TOTAL MARKET OB/XF VALUE										1,064,989		
TOTAL LAND VALUE - MARKET										70,279		
TOTAL MARKET VALUE										650,000		
SOH/AGL Deduction										231,242		
ASSESSED VALUE										1,554,026		
TOTAL EXEMPTION VALUE										HX HB 50,000		
BASE TAXABLE VALUE										1,504,026		
TOTAL JUST VALUE										1,785,268		
NCON VALUE										123,527		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										1,576,644		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22014758	SWIM POOL	25,000	10/03/2022

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2612/1400	1/10/2023	WD	Q	I	01	1,975,000	
GRANTOR: SEACLUSION TRUST							
GRANTEE: LEVY SUSAN A & STEP							
2556/0238	4/15/2022	WD	U	I	37	1,690,000	
GRANTOR: CRICHTON KEVIN A & LI							
GRANTEE: SEACLUSION TRUST							

BUILDING NOTES									
BAS=[YR=1993;ORIG=0,0] W16 N4 W14 N16 W26 S46 E5 E8 S1 E13 E15 S4 E15 N31 \$									
FGR=[YR=1993;ORIG=-51,52] W4 S24 E25 N24 W2 W19 \$									
BAS=[YR=2022;ORIG=-51,26] S26 E15 N25 W7 N1 W8 \$									
FOP=[YR=1993;ORIG=-30,27] S8 E15 N8 W15 \$									
FOP=[YR=1993;ORIG=-32,52] N17 N8 W4 S25 E4 \$									
FOP=[YR=2024;ORIG=-32,27] E2 S8 W2 N8 \$									