

LOT 139
IN OR 585/281
MARSH CREEK VLG 2 PB 4/21 & 22

ARNOLD BEVERLY B
75 MARSH CREEK RD
FERNANDINA BEACH, FL 32034

2024

01-6N-29-1320-0139-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	12 CEDAR 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 60
Interior Floo	11 CLAY TILE 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	2.5 100
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		

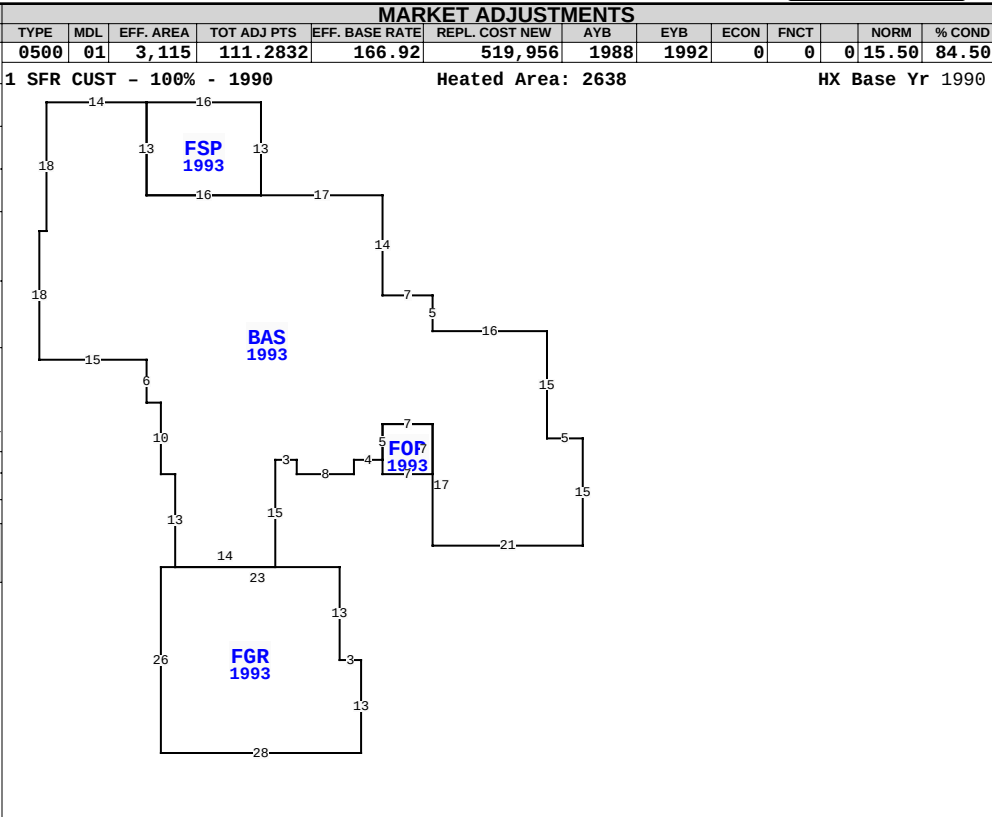
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,638	100	2,638	372,083
FGR	689	55	379	53,457
FOP	49	30	15	2,116
FSP	208	40	83	11,707

TOTALS	3,584	3,115	439,363
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	2,722.00	SF	4.00
2	0850	PEBBLE WLK	0	100	0	0	435.00	SF	3.50
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
4	1124	CB/STC 4"	0	100	0	0	135.00	SF	6.50
5	1242	WD DECK A	0	100	0	0	188.00	SF	10.00

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	1.00

REVIEW DATE	05/12/2019	BY	KBA
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75 MARSH CREEK RD, FERNANDINA BEACH	BLD DATE	LGL DATE	05/07/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	2,722.00	SF	4.00	4.00	100	1988	1988	3	54.5	5,934	
2	0850	PEBBLE WLK	0	100	0	0	435.00	SF	3.50	3.50	100	1988	1988	3	54.5	830	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1988	1988	3	64	1,280	
4	1124	CB/STC 4"	0	100	0	0	135.00	SF	6.50	6.50	100	1988	1988	3	54.5	478	
5	1242	WD DECK A	0	100	0	0	188.00	SF	10.00	10.00	100	1988	1988	3	20	376	

TOTAL OB/XF										8,898							
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	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000140	C	SFR GOLF A	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	650,000.00	650,000.00	650,000

Market:	0	Agricultural:	0	Common:	650,000
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		439,363	
TOTAL MARKET OB/XF VALUE		8,898	
TOTAL LAND VALUE - MARKET		650,000	
TOTAL MARKET VALUE		1,098,261	
SOH/AGL Deduction		620,125	
ASSESSED VALUE		478,136	
TOTAL EXEMPTION VALUE		HX HB WX 55,000	
BASE TAXABLE VALUE		423,136	
TOTAL JUST VALUE		1,098,261	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,029,150	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1313484	ROOF	8,000	05/01/2013

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0585/0281	12/05/1989	WD	U	I	01	100	
GRANTOR: ARNOLD CHARLES G							
GRANTEE: ARNOLD CHARLES & BE							
0516/0613	5/01/1987	WD	Q	V		85,000	
GRANTOR: BACON CAROLE H							
GRANTEE: ARNOLD CHARLES G							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W5 N15 W16 N5 W7 N14 W17 FSP=[YR=1993] N13 W16 S13 E16\$ W16 N13 W14 S18 W1 S18 E15 S6 E2 S10 E2 S13 FGR=[YR=1993] W2 S26 E28 N13 W3 N13 W23\$ E14 N15 E3 S2 E8 N2 E4 FOP=[YR=1993] S2 E7 N7 W7 S5\$ N5 E7 S17 E21 N15\$.									