LOT 140
MARSH CREEK VILLAGE UNIT 2
PB 4/21 & 22

DEVORE ELIZABETH K
1451 TANGLEBROOK DR
ATHENS, GA 30606

2024

01-6N-29-1320-0140-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

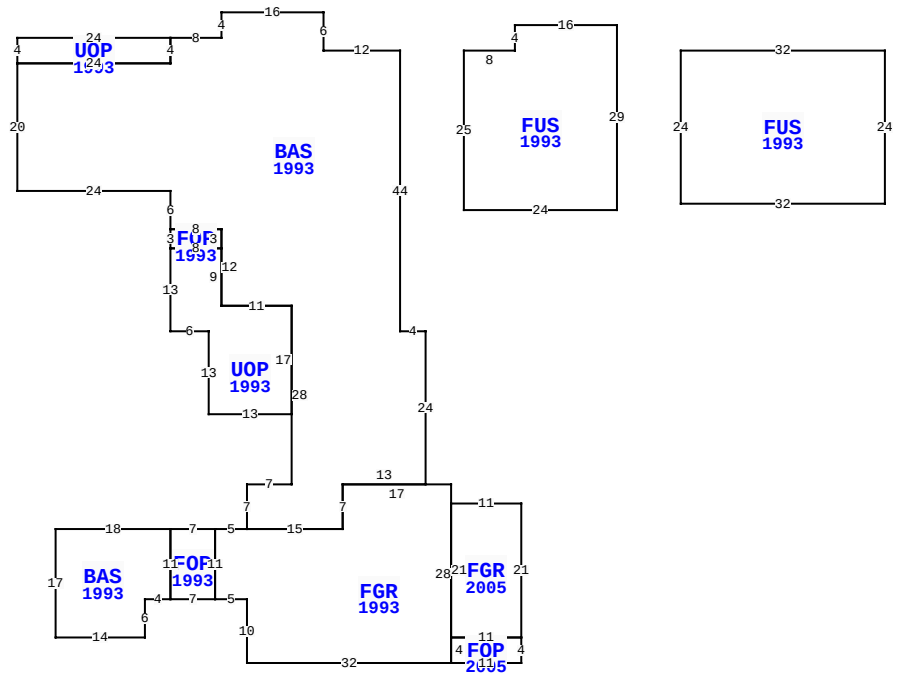
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	08	IRREGULAR 100
Roof Cover	09	CEDAR SHAK 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	282	100	282	37,121
BAS	2,613	100	2,613	343,959
FGR	846	55	465	61,210
FGR	231	55	127	16,717
FOP	24	30	7	922
FOP	77	30	23	3,028
FOP	44	30	13	1,711
FUS	664	100	664	87,404
FUS	768	100	768	101,094
UOP	96	20	19	2,501
TOTALS	5,962		5,044	663,960

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	5,044	109.0125	163.52	824,795	1984	1984	0	0	0	19.50	80.50

1 SFR CUST – 0% - 2023 Heated Area: 4327 HX Base Yr



** This building has 11 Sub-Areas

77 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	663,960
TOTAL MARKET OB/XF VALUE	58,873
TOTAL LAND VALUE - MARKET	650,000
TOTAL MARKET VALUE	1,372,833
SOH/AGL Deduction	0
ASSESSED VALUE	1,372,833
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,372,833
TOTAL JUST VALUE	1,372,833
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,294,443

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230008664	REMODEL	800,000	07/06/2023
R07941	REPAIR/RRF	800	07/01/2005
R992010	REPAIR/RRF	5,000	09/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2544/0086	3/01/2022	WD	Q	I	01	1,400,000
GRANTOR: MANSFIELD BETTY G						
GRANTEE: DEVORE ELIZABETH K						
2114/0134	4/10/2017	QC	U	I	11	100
GRANTOR: MANSFIELD JOHN E SR &						
GRANTEE: MANSFIELD JOHN E SR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 N6 W16 S4 W8 UOP=[YR=1993] W24 S4 E24 N4$ S4 W24 S20 E24 S6 FOP=[YR=1993] S3 UOP=[YR=1993] S13 E6 S13 E13 N17 W11 N9 W8$ E8 N3 W8$ E8 S12 E11 S28 W7 S7 FGR=[YR=1993] W5 FOP=[YR=1993] W7 BAS=[YR=1993] W18 S17 E14 N6 E4 N11$ S11 E7 N11$ S11 E5 S10 E32 FOP=[YR=2005] E11 N4 FGR=[YR=2005] N21 W11 S21 E11 $ W11 S4$ N28 W17 S7 W15$ E15 N7 E13 N24 W4 N44$ PTR=E10 FUS=[YR=1993] E8 N4E16 S29 W24 N25$ W10$PTR=E44 FUS=[YR=1993] E32 S24 W32 N24$ W44$.

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	0861	POOL GUNIT	0	0	34	16	544.00	SF	85.00	85.00	100	1984	1984	3	20	9,248	
2	0825	BRICK	0	0	0	0	1,432.00	SF	12.50	12.50	100	1984	1984	3	80	14,320	
3	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1984	1984	3	56	1,120	
4	0810	CONCRETE A	0	0	0	0	118.00	SF	6.50	6.50	100	1984	1984	3	44	337	
5	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1984	1984	3	56	1,120	
6	1126	CB/STC 8"	0	0	0	0	750.00	SF	8.00	8.00	100	1984	1984	3	44	2,640	
7	1126	CB/STC 8"	0	0	0	0	28.00	SF	8.00	8.00	100	1984	1984	3	44	99	
8	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	1984	1984	3	21	63	
9	1076	TRELLIS A	0	0	14	5	70.00	SF	7.50	7.50	100	1995	1995	3	20	105	
10	1076	TRELLIS A	0	0	11	18	198.00	SF	7.50	7.50	100	1995	1995	3	20	297	

TOTAL OB/XF 29,349

LAND DESCRIPTION

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	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	650,000.00	650,000.00	650,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 650,000 Market: 0 Agricultural: 0 Common: 650,000 PRINTED 08/06/2024 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

VALUATION SUMMARY

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TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,372,833
TOTAL JUST VALUE	1,372,833
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,294,443

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2544/0086	3/01/2022	WD	Q	I	01	1,400,000
GRANTOR: MANSFIELD BETTY G						
GRANTEE: DEVORE ELIZABETH K						
2114/0134	4/10/2017	QC	U	I	11	100
GRANTOR: MANSFIELD JOHN E SR &						
GRANTEE: MANSFIELD JOHN E SR						

BLD DATE		LGL DATE	05/07/2024 MLU
XF DATE		LAND DATE	
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BUILDING NOTES

BUILDING DIMENSIONS

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
11	0825	BRICK	0	0	0	0	536.00	SF	12.50	12.50	100	2000	2000	3	94	6,298	
12	0825	BRICK	0	0	0	0	353.00	SF	12.50	12.50	100	2000	2000	3	94	4,148	
13	0810	CONCRETE A	0	0	0	0	381.00	SF	6.50	6.50	100	2000	2000	3	79	1,956	
14	0810	CONCRETE A	0	0	0	0	125.00	SF	6.50	6.50	100	2000	2000	3	79	642	
15	1126	CB/STC 8"	0	0	0	0	380.00	SF	8.00	8.00	100	2000	2000	3	79	2,402	
16	1128	BRICK 12"	0	0	0	0	36.00	SF	14.00	14.00	100	2005	2005	3	96	484	
17	0097	AWNING CN	0	0	0	0	22.00	SF	65.00	65.00	100	2000	2000	3	40	572	
18	0835	QUARY TILE	0	0	0	0	1,347.00	SF	10.00	10.00	100	2001	2001	3	80	10,776	
19	0835	QUARY TILE	0	0	0	0	189.00	SF	10.00	10.00	100	2001	2001	3	80	1,512	
20	0940	SHEDS/PORT	0	0	4	5	20.00	SF	30.00	30.00	100	2005	2005	3	24	144	

TOTAL OB/XF 28,934

LAND DESCRIPTION

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

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NEIGHBORHOOD/LOC	10001.00		

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TOTALS				

MARKET ADJUSTMENTS

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21	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2005	2005	3	66	198	
22	0462	ST/AL FNC	0	0	0	0	98.00	SF	10.00	10.00	100	2005	2005	3	40	392	

LAND DESCRIPTION

TOTAL OB/XF 590

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

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 650,000 Market: 0 Agricultural: 0 Common: 650,000 PRINTED 08/06/2024 BY SYS