

LOT 146
IN OR 1799/485
MARSH CREEK VILLAGE #2

MCCREARY WALTER C & LINDA
89 OYSTER CATCHER RD
FERNANDINA BEACH, FL 32034

2024

01-6N-29-1320-0146-0000



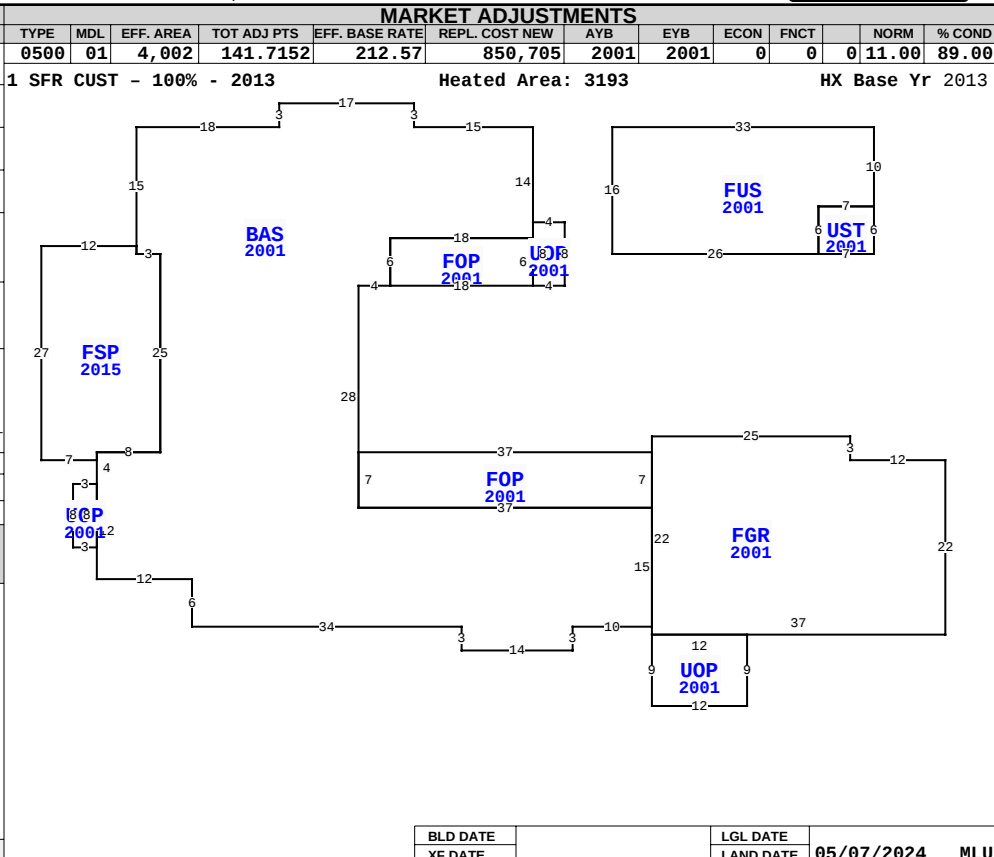
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
BUD4 Adjustme	40	. 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
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	2,707	100	2,707	512,130
FGR	889	55	489	92,513
FOP	108	30	32	6,054
FOP	259	30	78	14,756
FSP	394	40	158	29,892
FUS	486	100	486	91,945
UOP	24	20	5	946
UOP	32	20	6	1,135
UOP	108	20	22	4,163
UST	42	45	19	3,595
TOTALS	5,049		4,002	757,127

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	
2	0812	CONCRETE C	0 100	0	0	1,837.00	SF	4.00	
3	0825	BRICK	0 100	11	4	44.00	SF	12.50	
4	1126	CB/STC 8"	0 100	0	0	391.00	SF	8.00	
5	0825	BRICK	0 100	0	0	296.00	SF	12.50	
6	0445	BOX FNC 5'	0 100	0	0	17.00	LF	8.10	
7	0463	FENCE GATE	0 100	0	0	1.00	UT	300.00	
8	0810	CONCRETE A	0 100	0	0	63.00	SF	6.50	
9	0825	BRICK	0 100	69	3	207.00	SF	12.50	

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



TOTAL OB/XF									
17,028									

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		757,127	
TOTAL MARKET OB/XF VALUE		17,028	
TOTAL LAND VALUE - MARKET		650,000	
TOTAL MARKET VALUE		1,424,155	
SOH/AGL Deduction		608,142	
ASSESSED VALUE		816,013	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		766,013	
TOTAL JUST VALUE		1,424,155	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,340,651	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530292	SCRNRM	8,776	04/01/2015
B0007484	NEW CONSTR	279,996	08/01/2000

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
1799/0485	6/14/2012	WD Q	Q	I	02
SALE PRICE					
860,000					
GRANTOR: BOWMAN HARRY W TRUSTE					
GRANTEE: MCCREARY WALTER C &					
1380/1030	1/10/2006	WD Q	Q	I	
1,225,000					
GRANTOR: LANE GREGORY R					
GRANTEE: BOWMAN HARRY W TRUS					

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2001] W15 N3 W17 S3 W18 S15 FSP=[YR=2015] W12 S27 E7 N1 E8 N25 W3 N1\$ S1 E3 S25 W8 S4 UOP=[YR=2001] W3 S8 E3 N8\$ S12 E12 S6 E34 S3 E14 N3 E10FGR=[YR=2001] S1 UOP=[YR=2001] S9 E12 N9W12 \$ E37 N22 W12 N3 W25 S2 FOP=[YR=2001] W37 S7 E37 N7 \$ S22\$ N15 W37 N28 E4 FOP=[YR=2001] E18 UOP=[YR=2001] E4 N8 W4 S8 \$ N6 W18 S6 \$ N6 E18 N14 \$ PTR= E10 FUS=[YR=2001] E33 S10 UST=[YR=2001] S6 W7 N6 E7 \$ W7 S6 W26 N16 \$ W10\$.									