

LOT 154
MARSH CREEK VILLAGE UNIT 2
PB 4/21 & 22

PHALEN CHARLES S JR & HILDY C
105 MARSH CREEK RD
FERNANDINA BEACH, FL 32034

2024

01-6N-29-1320-0154-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	10
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NEIGHBORHOOD/LOC	10001.00
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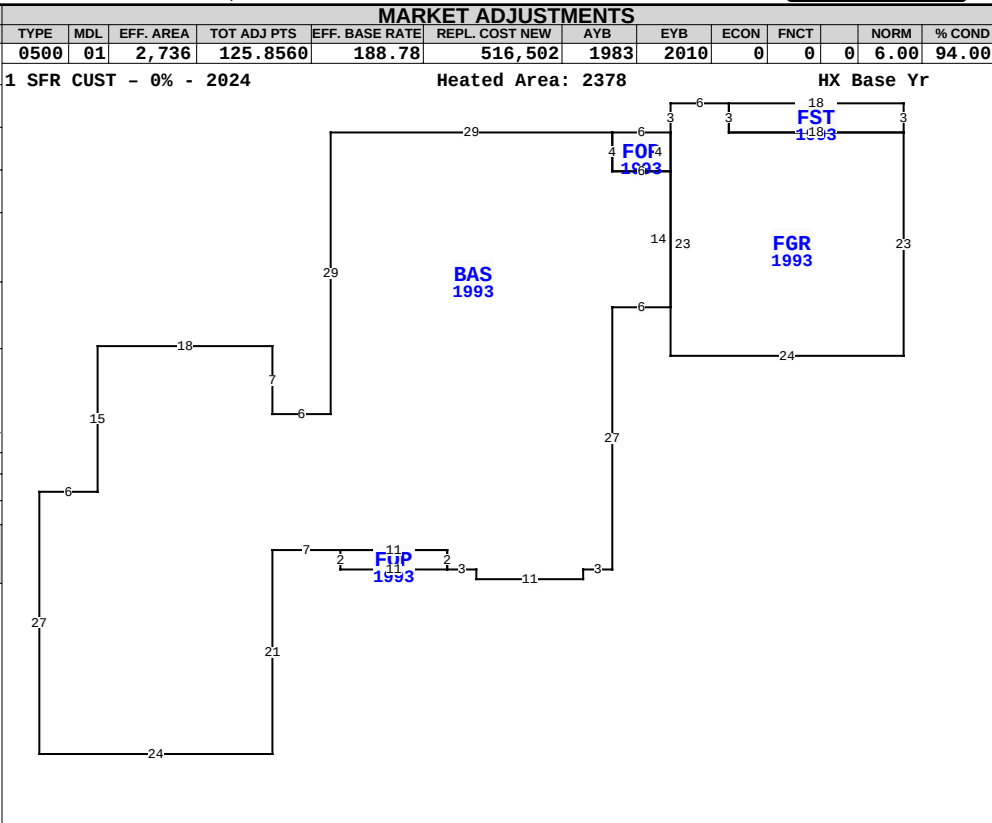
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,378	100	2,378	421,984
FGR	570	55	314	55,720
FOP	22	30	7	1,242
FOP	24	30	7	1,242
FST	54	55	30	5,323

TOTALS	3,048		2,736	485,512
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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	0	0	0	1.00	UT	2,000.00
2	0850	PEBBLE WLK	0	0	0	0	2,185.00	SF	3.50
3	0850	PEBBLE WLK	0	0	0	0	224.00	SF	3.50
4	0850	PEBBLE WLK	0	0	0	0	662.00	SF	3.50
5	1242	WD DECK A	0	0	0	0	116.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0		RSF-1	0.00	0.00	1.00

REVIEW DATE	12/20/2019	BY	DJ
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105 MARSH CREEK RD, FERNANDINA BEACH	BLD DATE	LGL DATE	03/14/2024	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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1983	1983	3	54	1,080	
2	0850	PEBBLE WLK	0	0	0	0	2,185.00	SF	3.50	3.50	100	1985	1985	3	47	3,594	
3	0850	PEBBLE WLK	0	0	0	0	224.00	SF	3.50	3.50	100	1985	1985	3	47	368	
4	0850	PEBBLE WLK	0	0	0	0	662.00	SF	3.50	3.50	100	1985	1985	3	47	1,089	
5	1242	WD DECK A	0	0	0	0	116.00	SF	10.00	10.00	100	2005	2005	3	24	278	

TOTAL OB/XF													6,409	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	LA		
RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	500,000.00	500,000.00	500,000.00	5		

Total Acres: 0.00	Total Land Value: 500,000	Market: 0	Agricultural: 0	Common: 500,000
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	5
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE				485,512	
TOTAL MARKET OB/XF VALUE				6,409	
TOTAL LAND VALUE - MARKET				500,000	
TOTAL MARKET VALUE				991,921	
SOH/AGL Deduction				0	
ASSESSED VALUE				991,921	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				991,921	
TOTAL JUST VALUE				991,921	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				838,632	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
V240005733	REPLACE EXTERIOR	2,000	05/10/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2661/1703	8/16/2023	WD	Q	I	01	1,250,000
GRANTOR: CLARK ANDREW T						
GRANTEE: PHALEN CHARLES S JR						
2192/0529	4/18/2018	WD	Q	I	02	412,500
GRANTOR: OWENS SHIRLEY N & DAV						
GRANTEE: CLARK ANDREW T & KA						

BUILDING NOTES									
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BUILDING DIMENSIONS									
FST=[YR=1993] W18 FGR=[YR=1993] W6 S3 FOP=[YR=1993] W6									
BAS=[YR=1993] W29 S29 W6 N7 W18 S15 W6 S27 E24 N21 E7									
FOP=[YR=1993] S2 E11 N2 W11\$ E11 S2 E3 S1 E11 N1 E3 N27E6 N14									
W6 N4 \$ S4 E6 N4\$ S23 E24 N23 W18 N3 \$ S3 E18 N3\$.									