LOT 155
IN OR 664 PG 795
MARSH CREEK VILLAGE UNIT 2

REEDER DENNIS K REVOC TRUST/REEDER DENNIS K TRUSTE
107 MARSH CREEK ROAD
FERNANDINA BEACH, FL 32034

2024

01-6N-29-1320-0155-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

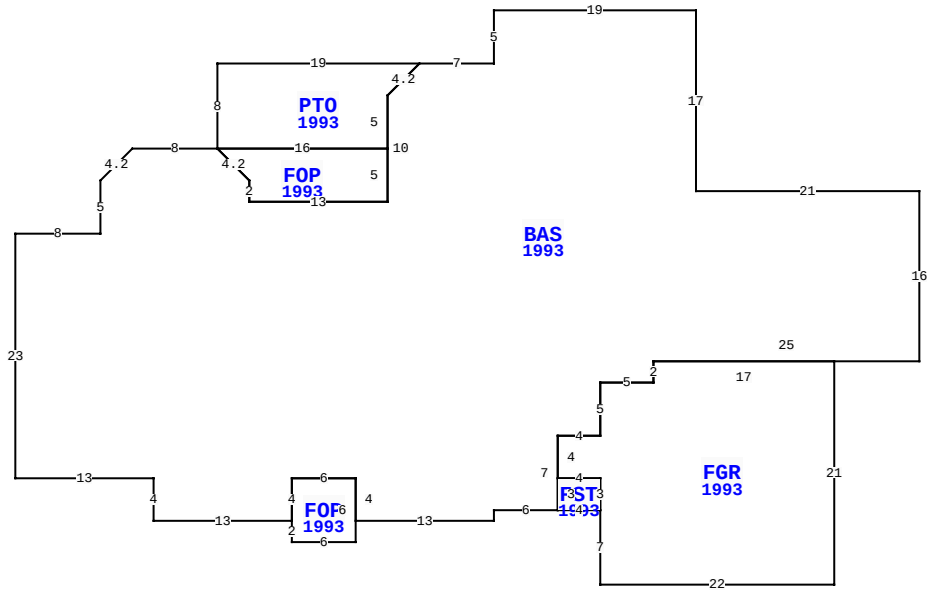
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,522	100	2,522	364,643
FGR	468	55	257	37,159
FOP	36	30	11	1,590
FOP	70	30	21	3,036
FST	12	55	7	1,012
PTO	133	5	7	1,012
TOTALS	3,241		2,825	408,452

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,825	113.4000	170.10	480,532	1993	1993	0	0	0	15.00	85.00

1 SFR CUST – 100% - 0 Heated Area: 2522 HX Base Yr



107 MARSH CREEK RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/14/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		408,452
TOTAL MARKET OB/XF VALUE		8,733
TOTAL LAND VALUE - MARKET		500,000
TOTAL MARKET VALUE		917,185
SOH/AGL Deduction		544,901
ASSESSED VALUE		372,284
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		322,284
TOTAL JUST VALUE		917,185
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		849,301

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00301	NEW CONSTR	93,972	06/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0664/0795	8/04/1992	QC	U	V	01	100
GRANTOR: REEDER DENNIS K						
GRANTEE: REEDER DENNIS TRUST						
0654/0327	4/08/1992	WD	Q	V		49,000
GRANTOR: LEE JOSEPH A						
GRANTEE: REEDER DENNIS K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W21 N17 W19 S5 W7 PTO=[YR=1993] W19 S8
FOP=[YR=1993] D3 R3 S2 E13 N5 W16$ E16 N5 U3 R3 $ D3 L3
S10 W13 N2 U3 L3 W8 D3 L3 S5 W8 S23 E13 S4 E13
FOP=[YR=1993] S2 E6 N6 W6 S4$ N4 E6 S4 E13 N1 E6
FST=[YR=1993] E4 FGR=[YR=1993] S7 E22 N21 W17 S2 W5 S5 W4 S4
E4 S3$ N3 W4 S3$ N7 E4 N5 E5 N2 E25 N16$.

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	0504	FP-ELECTRI	0	100	0	0	2.00	UT	2,000.00	2,000.00	100	1993	1993	3	74	2,960	
2	0812	CONCRETE C	0	100	0	0	1,463.00	SF	4.00	4.00	100	1993	1993	3	66	3,862	
3	0810	CONCRETE A	0	100	0	0	173.00	SF	6.50	6.50	100	1993	1993	3	66	742	
4	0810	CONCRETE A	0	100	8	5	40.00	SF	6.50	6.50	100	1993	1993	3	66	172	
5	1126	CB/STC 8"	0	100	19	6	114.00	SF	8.00	8.00	100	1993	1993	3	66	602	
6	0820	WOOD WALK	0	100	28	3	84.00	SF	11.75	11.75	100	2012	2012	3	40	395	

LAND DESCRIPTION

TOTAL OB/XF 8,733

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	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	500,000.00	500,000.00	500,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000 PRINTED 08/06/2024 BY SYS