

LOT 156
MARSH CREEK VLG 2 PB 4/21 & 22
& LOT 63

ADAMS BRIAN DAVID & DEBORAH J/
109 MARSH CREEK ROAD
FERNANDINA BEACH, FL 32034

2024

01-6N-29-1320-0156-0000



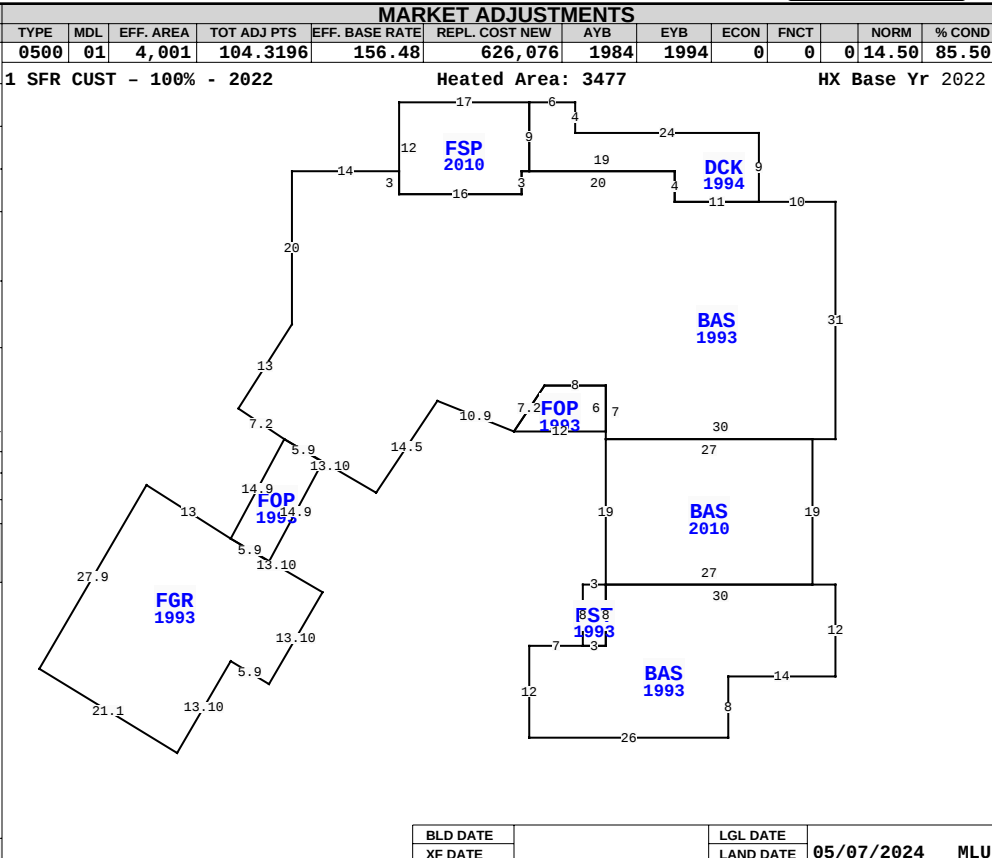
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		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	608	100	608	81,345
BAS	2,356	100	2,356	315,210
BAS	513	100	513	68,634
DCK	218	10	22	2,944
FGR	664	55	365	48,833
FOP	60	30	18	2,409
FOP	86	30	26	3,478
FSP	201	40	80	10,703
FST	24	55	13	1,739
TOTALS	4,730		4,001	535,295

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0812	CONCRETE C	0 100	190	10	2,331.00	SF	4.00	4.00
2	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00
3	0861	POOL GUNIT	0 100	0	0	360.00	SF	85.00	85.00
4	1125	CB/STC 6"	0 100	0	0	511.00	SF	7.35	7.35
5	1242	WD DECK A	0 100	0	0	802.00	SF	10.00	10.00
6	1242	WD DECK A	0 100	0	0	64.00	SF	10.00	10.00
7	1076	TRELLIS A	0 100	0	0	120.00	SF	7.50	7.50

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
2	000140	C	SFR GOLF A	100		RSF-1	0.00	0.00	1.00



TOTAL OB/XF									
15,102									
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
2	000140	C	SFR GOLF A	100		RSF-1	0.00	0.00	1.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		535,295	
TOTAL MARKET OB/XF VALUE		15,102	
TOTAL LAND VALUE - MARKET		975,000	
TOTAL MARKET VALUE		1,525,397	
SOH/AGL Deduction		260,375	
ASSESSED VALUE		1,265,022	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		1,215,022	
TOTAL JUST VALUE		1,525,397	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,427,175	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2407/1866	11/10/2020	WD	Q	I	01
GRANTOR: STARKS STELLA FLOYD L					SALE PRICE
GRANTEE: ADAMS BRIAN DAVID &					1,248,000
2026/0634	2/01/2016	WD	U	V	11
GRANTOR: STARKS MARVIN WAYNE &					100
GRANTEE: STARKS STELLA FLOYD					

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W10 DCK=[YR=1994] N9W24N4W6 FSP=[YR=2010] W17S12E16N3E1N9\$ S9 E19 S4 E11\$ W11 N4 W20 S3 W16 N3 W14 S20 L7 D11 R6 D4 FOP=[YR=1993] L7 D13 FGR=[YR=1993] U7 L11 D24 L14 D11 R18 U12 R7 D3 R5 U12 R7 L12 U7 \$ D3 R5 U13 R7 U3 L5 \$ D7 R12 U12 R8 D4 R10 FOP=[YR=1993] E12 N6 W8 D6 L4 \$ U6 R4 E8 S7 BAS=[YR=2010] S19 FST=[YR=1993] W3S8 BAS=[YR=1993] W7 S12 E26 N8 E14 N12 W30 S8 W3\$ E3 N8\$ E27 N19 W27\$ E30 N31\$.									