LOT 157
IN OR 2068/345
MARSH CREEK VLG 2 PB 4/21 & 22

MARX MORRIS L & SARA W
114 MARSH CREEK ROAD
FERNANDINA BEACH, FL 32034

2024

01-6N-29-1320-0157-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

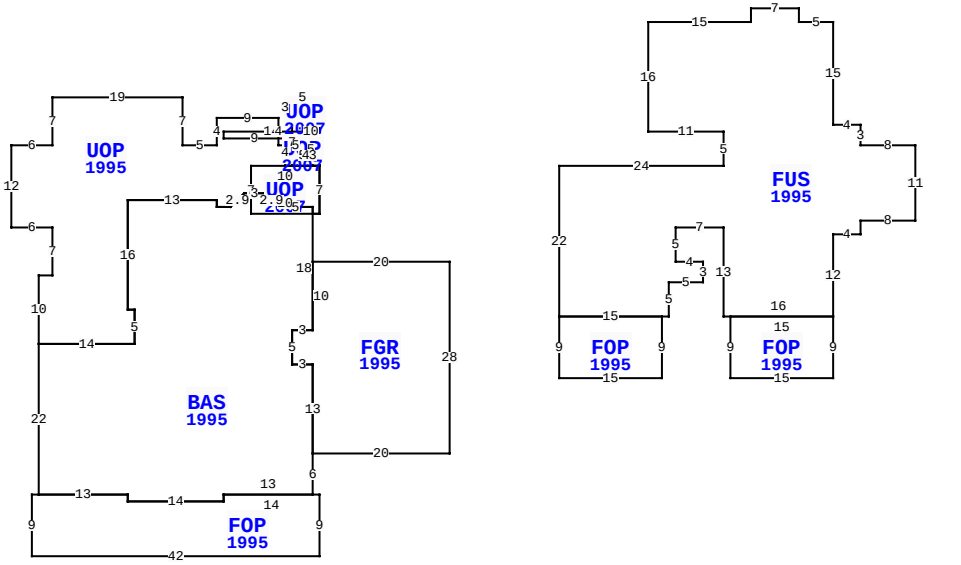
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	19	MARBLE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
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	1,437	100	1,437	295,445
FGR	575	55	316	64,969
FOP	135	30	40	8,224
FOP	135	30	40	8,224
FOP	364	30	109	22,410
FUS	1,474	100	1,474	303,052
UOP	812	20	162	33,307
UOP	34	20	7	1,439
UOP	43	20	9	1,850
UOP	70	20	14	2,879
TOTALS	5,079		3,608	741,798

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0500	01	3,608	128.7000	193.05	696,524	1995	1995	0	10	106.5	14.00	106.50

1 SFR CUST - 100% - 2017 Heated Area: 2911 HX Base Yr 2017



114 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		741,798
TOTAL MARKET OB/XF VALUE		35,697
TOTAL LAND VALUE - MARKET		500,000
TOTAL MARKET VALUE		1,277,495
SOH/AGL Deduction		692,810
ASSESSED VALUE		584,685
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		534,685
TOTAL JUST VALUE		1,277,495
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,192,091

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9602572	NEW CONSTR	144,500	02/01/1996
B930237	NEW CONSTR	164,750	05/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2068/0345	8/24/2016	WD	Q	I	02	800,000
GRANTOR: OMNI AMELIA ISLAND LL						
GRANTEE: MARX MORRIS L & SAR						
2020/0190	12/04/2015	SW	U	I	12	455,700
GRANTOR: MASTR ADJ RATE MTG TR						
GRANTEE: OMNI AMELIA ISLAND						

BUILDING NOTES

EXTRA FEATURES

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	100	0	0	1.00	UT	2,000.00	2,000.00	100	1995	1995	3	77	1,540	
2	0812	CONCRETE C	0	100	0	0	2,096.00	SF	4.00	4.00	100	1995	1995	3	70	5,869	
3	0810	CONCRETE A	0	100	5	4	20.00	SF	6.50	6.50	100	1995	1995	3	70	91	
4	1126	CB/STC 8"	0	100	0	0	764.00	SF	8.00	8.00	100	1995	1995	3	70	4,278	
5	0810	CONCRETE A	0	100	10	3	30.00	SF	6.50	6.50	100	1995	1995	3	70	137	
6	0830	FLAGSTONE	0	100	0	0	212.00	SF	12.00	12.00	100	1995	1995	3	70	1,781	
7	0830	FLAGSTONE	0	100	0	0	458.00	SF	12.00	12.00	100	1995	1995	3	70	3,847	
8	0861	POOL GUNIT	0	100	0	0	240.00	SF	85.00	85.00	100	2007	2007	3	48	9,792	
9	0845	KOOL DECK	0	100	0	0	679.00	SF	7.25	7.25	100	2007	2007	3	88	4,332	
10	0462	ST/AL FNC	0	100	160	4	640.00	SF	10.00	10.00	100	2007	2007	3	48	3,072	

TOTAL OB/XF 34,739

BUILDING DIMENSIONS

UOP=[YR=2007] N5 W14 S1 E9 S4 E5$ UOP=[YR=2007] N10W5 S3 E1 S7 E4$ UOP=[YR=2007] W10 S7 E10 N7$UOP=[YR=1995] W1 N3 W5 N4 W9 S4 W5 N7 W19 S7 W6 S12 E6 S7 W2 S10 BAS=[YR=1995] S22 FOP=[YR=1995] W1 S9 E42 N9 W14 S1 W14 N1 W13$ E13 S1 E14 N1 E13 N6 FGR=[YR=1995] E20 N28 W20 S10 W3 S5 E3 S13$ N13 W3 N5 E3 N18 W5 U2 L2 W3 L2 D2 W2 N1 W13 S16 E1 S5 W14$ E14 N5 W1 N16 E13 S1 E2 U2 R2 E3 R2 D2 E5 S1 E1N7$ PTR=E35 FUS=[YR=1995] E24 N5 W11N16 E15 N2 E7 S2 E5 S15 E4 S3 E8 S11 W8 S2 W4 S12 FOP=[YR=1995] S9W15 N9 E15$ W16 N13 W7 S5 E4 S3W5 S5 W1 FOP=[YR=1995] S9 W15 N9 E15$ W15 N22$ W35$.

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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

LOT 157
IN OR 2068/345
MARSH CREEK VLG 2 PB 4/21 & 22

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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

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GRANTOR: MASTR ADJ RATE MTG TR						
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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	0463	FENCE GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2007	2007	3	72	648	
12	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2007	2007	3	31	310	

LAND DESCRIPTION

TOTAL OB/XF 958

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: 500,000 Market: 0 Agricultural: 0 Common: 500,000 PRINTED 08/06/2024 BY SYS