

LOT 159 IN OR 1238/820 &
OR 1473/703
MARSH CREEK VILLAGE UNIT 2-A

MALONE FRANK M JR L/E
110 MARSH CREEK ROAD
FERNANDINA BEACH, FL 32034

2024

01-6N-29-132A-0159-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 5																												
Exterior Wall	16	WD FR STUC 100	0500	11	5,181	145.8600	218.79	1,133,551	1997	1997	0	0	0	13.00	87.00	VALUATION BY STANDARD																											
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 100% - 2002													Heated Area: 4483													HX Base Yr 2002														
Roof Cover	03	COMP SHNGL 100																VALUATION SUMMARY																									
Interior Wall	05	DRYWALL 100																Tax Group: 5													Tax Dist:												
Interior Floo	12	HARDWOOD 50																BUILDING MARKET VALUE													986,189												
Interior Floo	14	CARPET 50																TOTAL MARKET OB/XF VALUE													15,118												
Air Condition	03	CENTRAL 100																TOTAL LAND VALUE - MARKET													650,000												
Heating Type	04	AIR DUCTED 100																TOTAL MARKET VALUE													1,651,307												
Bedrooms		3 100																SOH/AGL Deduction													860,239												
Bathrooms		3.5 100																ASSESSED VALUE													791,068												
Frame	02	WOOD FRAME 100																TOTAL EXEMPTION VALUE													HX HB 50,000												
Stories	2.	2. 100																BASE TAXABLE VALUE													741,068												
Units		0 100	TOTAL JUST VALUE													1,651,307																											
			NCON VALUE													0																											
			INCOME VALUE																																								
			PREVIOUS YEAR MKT VALUE													1,557,735																											
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	3,782	100	3,782	719,894																																							
FGR	816	55	449	85,466																																							
FOP	184	30	55	10,469																																							
FOP	234	30	70	13,324																																							
FST	16	55	9	1,713																																							
FUS	473	100	473	90,035																																							
SFB	40	80	32	6,091																																							
SFB	55	80	44	8,375																																							
SFB	77	80	62	11,802																																							
SFB	112	80	90	17,131																																							
TOTALS			6,363	5,181	986,189																																						
EXTRA FEATURES			110 MARSH CREEK RD, FERNANDINA BEACH																																								
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	100	1997	1997	3	80	1,600																												
2	0812	CONCRETE C	0	100	0	0	2,893.00	SF	4.00	100	1997	1997	3	73	8,448																												
3	0830	FLAGSTONE	0	100	0	0	228.00	SF	12.00	100	1997	1997	3	73	1,997																												
4	0825	BRICK	0	100	0	0	188.00	SF	12.50	100	1997	1997	3	92	2,162																												
5	1126	CB/STC 8"	0	100	0	0	156.00	SF	8.00	100	1997	1997	3	73	911																												
TOTAL OB/XF 15,118																																											
LAND DESCRIPTION																																											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																			
1	000140	C	SFR GOLF A	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	650,000.00	650,000.00	650,000																										
REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 650,000 Market: 0 Agricultural: 0 Common: 650,000 PRINTED 08/06/2024 BY SYS																																											