

LOT 160
IN OR 1957/476
MARSH CREEK VILLAGE UNIT 2-A

ADAMS FRANK & DEBRA REV TRUST/ADAMS DEBRA W TRUSTE
108 MARSH CREEK RD
FERNANDINA BEACH, FL 32034

2024

01-6N-29-132A-0160-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		5.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100

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	3,147	100	3,147	601,831
FGR	880	55	484	92,560
FOP	384	30	115	21,992
FSP	216	40	86	16,447
FST	474	55	261	49,913
FUS	1,459	100	1,459	279,018
UOP	16	20	3	573
UOP	16	20	3	573
TOTALS	6,592		5,558	1,062,910

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0504	FP-ELECTRI	0 100	0	0	2.00	UT	2,000.00	
2	0812	CONCRETE C	0 100	0	0	3,984.00	SF	4.00	
3	0825	BRICK	0 100	0	0	260.00	SF	12.50	
4	0810	CONCRETE A	0 100	0	0	106.00	SF	6.50	
5	0825	BRICK	0 100	0	0	355.00	SF	12.50	
6	0811	CONCRETE B	0 100	0	0	519.00	SF	5.20	
7	0825	BRICK	0 100	0	0	102.00	SF	12.50	
8	1126	CB/STC 8"	0 100	0	0	337.00	SF	8.00	

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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	11	5,558	144.0580	216.09	1,201,028	1994	2000	0	0	11.50	88.50	
1 SFR CUST - 100% - 2013 Heated Area: 4606 HX Base Yr 2013												

108 MARSH CREEK RD, FERNANDINA BEACH									
BLD DATE					LGL DATE				
XF DATE					LAND DATE				
INC DATE					AG DATE				
					05/07/2024 MLU				

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		1,062,910	
TOTAL MARKET OB/XF VALUE		26,080	
TOTAL LAND VALUE - MARKET		650,000	
TOTAL MARKET VALUE		1,738,990	
SOH/AGL Deduction		713,440	
ASSESSED VALUE		1,025,550	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		975,550	
TOTAL JUST VALUE		1,738,990	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,642,091	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20217632	ADDITION	5,538	08/01/2021
B0762	NEW CONSTR	443,150	02/01/1994

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1957/0476	1/09/2015	QC U	I	11	
GRANTOR: ADAMS FRANK W & DEBRA					
GRANTEE: ADAMS FRANK W & DEB					
1830/1708	12/14/2012	WD Q	I	01	
GRANTOR: JOHNSON JOHN A & GLEN					
GRANTEE: ADAMS FRANK W & DEB					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1994] W5 U2 L2 W5 D2 L2 W5 FSP=[YR=2021] N3 W18 S12 E18 N9\$S9 W27 S8 W14 U4 L4 W7 D4 L4 W3 S2 W8 S17 E8 FGR=[YR=1994] S36 E7 D2 R2 E6 U2 R2 E7 N36 W24 \$ E24 S15 E8 S2 FOP=[YR=1994] S9 E46 N9 W4 D2 L2 W6 U2 L2 W20 D2 L2 W5 U2 L2 W3\$ E3 D2 R2 E5 U2 R2 E20 D2 R2 E6 U2 R2 E4N53 \$ PTR= E15FST=[YR=1994] E26 S9 FUS=[YR=1994] E24 N8 E3 N22 E6 N2 E7 S2 E6 S53 W4 UOP=[YR=1994] S2 W8 N2 E8 \$ W12 N14 W2 N1 W1 N1 W1 N1 W2 N1 W4 S4 W4 S14 W4 UOP=[YR=1994] S2 W8 N2 E8 \$ W12 N12 W2 N7 E2 N4 \$ S4 W2 S7 E2 S2 W14 N7 W12 N15 \$ W15 \$.									