

LOT 161
IN OR 2192/1408
MARSH CREEK VILLAGE UNIT 2-A

MICHAEL W GREBE 2004 TRUST/GREBE MICHAEL W TRUSTEE
1800 N PROSPECT AVE APT 20B
MILWAUKEE, WI 53202

2024

01-6N-29-132A-0161-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
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
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NEIGHBORHOOD/LOC	10001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,959	100	2,959	477,124
BAS	888	100	888	143,186
DCK	1,110	10	111	17,898
FGR	672	55	370	59,661
FOP	56	30	17	2,741
UOP	208	20	42	6,773

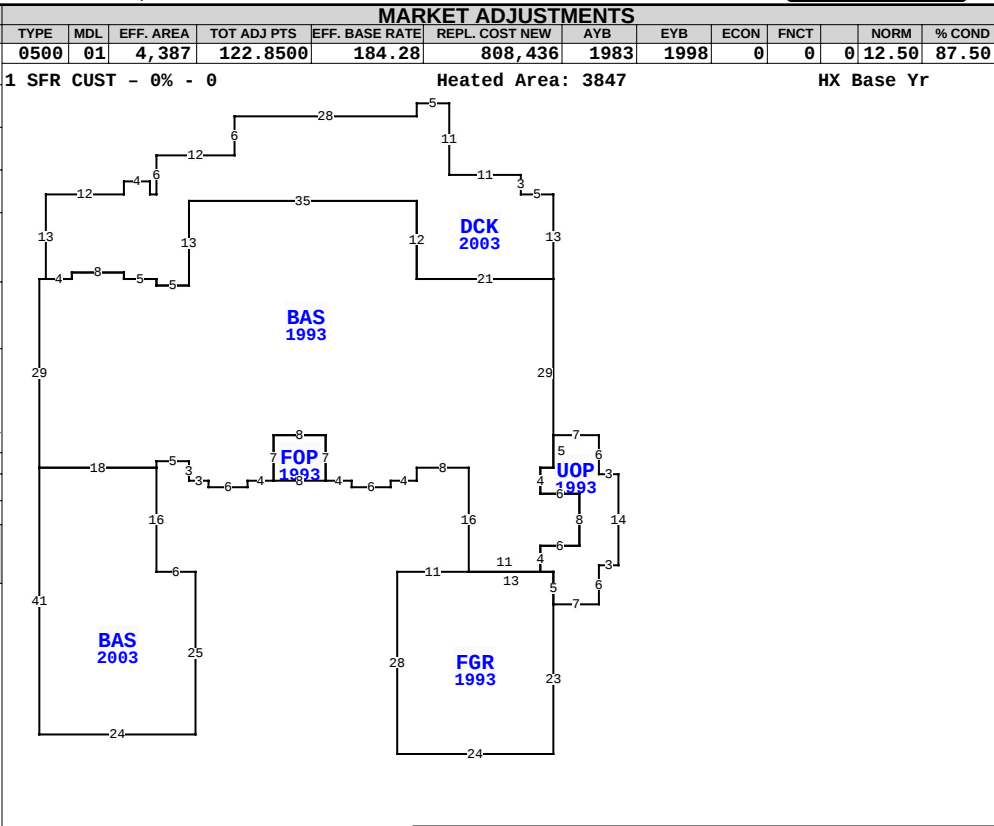
TOTALS	5,893		4,387	707,382
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EXTRA FEATURES		
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L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1983	1983	3	54	1,080	
2	0812	CONCRETE C	0	0	0	0	2,493.00	SF	4.00	4.00	100	2003	2003	3	83	8,277	
3	0825	BRICK	0	0	0	0	92.00	SF	12.50	12.50	100	2003	2003	3	95	1,093	
4	0850	PEBBLE WLK	0	0	0	0	283.00	SF	3.50	3.50	100	2003	2003	3	83	822	
5	0445	BOX FNC 5'	0	0	0	0	16.00	LF	8.10	8.10	100	2003	2003	3	21	27	
6	1075	TRELLIS G	0	0	21	10	210.00	SF	35.00	35.00	100	2003	2003	3	32	2,352	
7	1075	TRELLIS G	0	0	24	3	72.00	SF	35.00	35.00	100	2003	2003	3	32	806	
8	1075	TRELLIS G	0	0	24	3	72.00	SF	35.00	35.00	100	2003	2003	3	32	806	

LAND DESCRIPTION		
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	650,000.00	650,000.00	650,000							



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

TOTAL OB/XF			15,263
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NASSAU COUNTY PROPERTY										PAGE 1 of 1	5
VALUATION SUMMARY											

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		707,382
TOTAL MARKET OB/XF VALUE		15,263
TOTAL LAND VALUE - MARKET		650,000
TOTAL MARKET VALUE		1,372,645
SOH/AGL Deduction		107,574
ASSESSED VALUE		1,265,071
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		1,265,071
TOTAL JUST VALUE		1,372,645
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,291,750

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R034872	REPAIR/RRF	3,000	03/01/2003
B0310867	ADDITION	200,000	01/01/2003
7758	ADDITION	10,600	01/09/1992
BP 3977	N/A	3,000	03/27/1987

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V I / RSN CD SALE PRICE
2192/1408	4/17/2018	TD U I 11	100
GRANTOR: GREBE MICHAEL W			
GRANTEE: MICHAEL W GREBE 200			
0835/0279	5/27/1998	WD Q I	440,000
GRANTOR: VANHAZEL WILLARD JR &			
GRANTEE: GREBE MICHAEL W & M			

BUILDING NOTES			
BUILDING DIMENSIONS			
DCK 2003= W5 N3 W11 N11 W5 S2 W28 S6 W12 S6 W1 N2 W4 S2 W12 S13 BAS=[YR=1993] W1 S29 BAS=[YR=2003] S41 E24 N25 W6 N16 W18 \$ E18 N1 E5 S3 E3 S1 E6 N1 E4 FOP=[YR=1993] E8 N7 W8 S7\$ N7 E8 S7 E4 S1 E6 N1 E4 N2 E8 S16 FGR=[YR=1993] W11 S28 E24 N23 UOP=[YR=1993] E7 N6 E3 N14 W3 N6 W7 S5 W2 S4 E6 S8 W6 S4 E2 S5 \$ N5 W13 \$ E11 N4 E6 N8 W6 N4 E2 N29 W21 N12 W35 S13 W5 N1 W5 N1 W8 S1 W4 \$ E4 N1 E8 S1 E5 S1 E5 N13 E35 S12 E21 N13 \$.			