

LOT 191
IN OR 2102/624
MARSH CREEK VILLAGE 3 PB 4/40

MADDOX MATTHEW T
52 MARSH CREEK RD
FERNANDINA BEACH, FL 32034

2024

01-6N-29-1330-0191-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 90
Exterior Wall	12 CEDAR 10
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 60
Interior Floo	12 HARDWOOD 40
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	01 Quality Level 01
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DOR CODE	0100 SINGLE FAMILY
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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	2,114	100	2,114	235,821
FGR	652	55	359	40,047
FOP	56	30	17	1,897
FOP	112	30	34	3,793
FSP	195	40	78	8,701
FUS	1,070	100	1,070	119,361
UOP	131	20	26	2,901
UOP	295	20	59	6,581

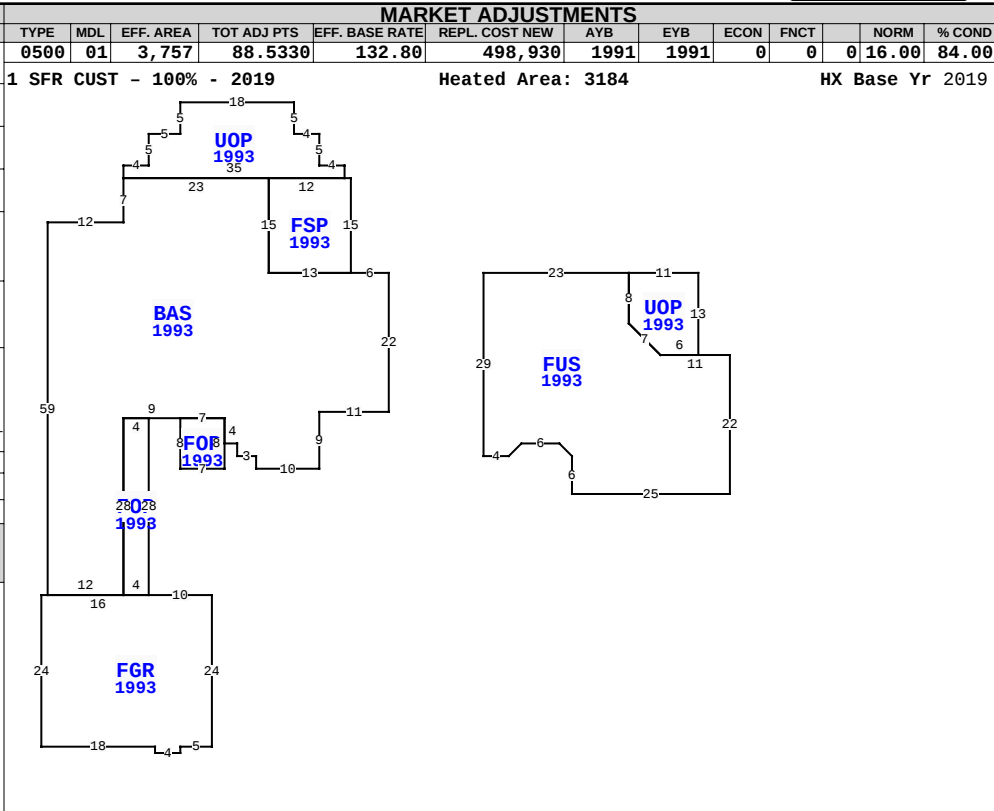
TOTALS	4,625	3,757	419,101
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EXTRA FEATURES	
L N	OB/XF CODE

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	1991	1991	3	70	1,400	
2	0855	CONC PAVER	0 100	0	0	1,043.00	SF	10.00	10.00	100	2018	2018	3	97	10,117	
3	0300	BOAT DCK W	0 100	0	0	428.00	SF	40.00	40.00	100	1981	1981	3	20	3,424	
4	0825	BRICK	0 100	0	0	370.00	SF	12.50	12.50	100	1991	1991	3	87	4,024	
5	1126	CB/STC 8"	0 100	11	5	55.00	SF	8.00	8.00	100	1991	1991	3	62	273	
6	0303	FLT DOCK W	0 100	0	0	160.00	SF	26.00	26.00	100	2000	2000	3	28	1,165	
7	0311	WD GANG WY	0 100	0	0	20.00	SF	45.00	45.00	100	2000	2000	3	20	180	
8	0462	ST/AL FNC	0 100	0	0	864.00	SF	10.00	10.00	100	2018	2018	3	87	7,517	

LAND DESCRIPTION	
L N	USE CODE

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	000130	C	SFR WATER	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	0.80	750,000.00	600,000.00	600,000							



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

52 MARSH CREEK RD, FERNANDINA BEACH

TOTAL OB/XF		28,100
L N	OB/XF CODE	

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L N	OB/XF CODE	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
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VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		419,101
TOTAL MARKET OB/XF VALUE		28,100
TOTAL LAND VALUE - MARKET		600,000
TOTAL MARKET VALUE		1,047,201
SOH/AGL Deduction		200,316
ASSESSED VALUE		846,885
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		796,885
TOTAL JUST VALUE		1,047,201
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		962,351

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1806611	ATTIC/LAUNDRY	25,000	06/26/2018
3640	H/AC	8,100	01/03/1991
6553	NEW CONSTR	294,900	06/22/1990

SALES DATA	
OFF RECORD Number	DATE
2102/0624	2/15/2017
GRANTOR: MADDOX GUY F JR REVOC	
GRANTEE: MADDOX MATTHEW T	
2102/0622	2/15/2017
GRANTOR: MADDOX LATRELLE M P/R	
GRANTEE: MADDOX GUY F JR REV	

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=1993] W6 FSP=[YR=1993] N15 W1 UOP=[YR=1993] N2 W4 N5W4 N5 W18 S5 W5 S5 W4 S2 E35\$ W12 S15 E13\$ W13 N15 W23 S7 W12 S59 FGR=[YR=1993] W1 S24 E18S1 E4 N1 E5 N24 W10 FOP=[YR=1993] N28 W4 S28 E4\$ W16\$ E12 N28 E9 FOP=[YR=1993] S8 E7 N8 W7\$ E7 S4 E2 S2 E3 S2 E10 N9 E11N22\$ PTR=E15 FUS=[YR=1993] E23 UOP=[YR=1993] E11 S13 W6 U5 L5 N8\$ S8 R5 D5 E11 S22 W25 N6 U2 L2 W6 D2 L2 W4 N29\$ W15\$.	