

LOT 192
IN OR 940/1333
MARSH CREEK VILLAGE 3 PB 4/40

THIBAUT ANNE MARIE LIVING TRUST/THIBAUT ANNE MAR
54 MARSH CREEK RD
FERNANDINA BEACH, FL 32034

2024

01-6N-29-1330-0192-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	12 CEDAR 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 90
Interior Floo	11 CLAY TILE 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	05 DIST 1A 100
Occupancy	00 NONE 100

Quality	03 Quality Level 03
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	1,711	100	1,711	237,947
FGR	440	55	242	33,655
FOP	24	30	7	974
FSP	168	40	67	9,318
UOP	156	20	31	4,311

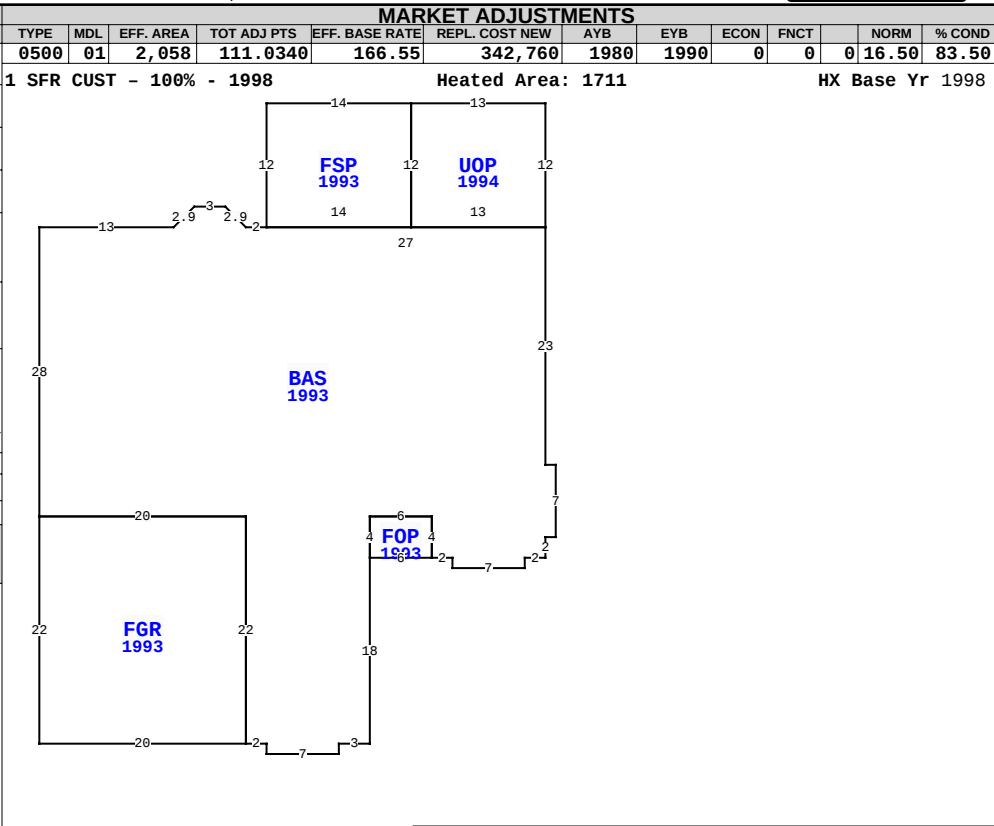
TOTALS	2,499	2,058	286,205
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EXTRA FEATURES	
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L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1980	1980	3	46.5	930	
2	0812	CONCRETE C	0 100	0	0	1,392.00	SF	4.00	4.00	100	1980	1980	3	32.5	1,810	
3	0850	PEBBLE WLK	0 100	0	0	184.00	SF	3.50	3.50	100	1980	1980	3	32.5	209	
4	1126	CB/STC 8"	0 100	0	0	137.00	SF	8.00	8.00	100	1980	1980	3	32.5	356	
5	0810	CONCRETE A	0 100	6	6	36.00	SF	6.50	6.50	100	1980	1980	3	32.5	76	
6	1125	CB/STC 6"	0 100	0	0	146.00	SF	7.35	7.35	100	1980	1980	3	32.5	349	
7	0300	BOAT DCK W	0 100	0	0	460.00	SF	40.00	40.00	100	1980	1980	3	20	3,680	
8	0300	BOAT DCK W	0 100	22	4	88.00	SF	40.00	40.00	100	1985	1985	3	20	704	
9	0300	BOAT DCK W	0 100	16	8	128.00	SF	40.00	40.00	100	1985	1985	3	20	1,024	

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	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	

54 MARSH CREEK RD, FERNANDINA BEACH	
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TOTAL OB/XF		9,138
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 5	
BUILDING MARKET VALUE		Tax Dist:	
TOTAL MARKET OB/XF VALUE		286,205	
TOTAL LAND VALUE - MARKET		9,138	
TOTAL MARKET VALUE		600,000	
SOH/AGL Deduction		433,001	
ASSESSED VALUE		462,342	
TOTAL EXEMPTION VALUE		HX HB WX	
BASE TAXABLE VALUE		55,000	
TOTAL JUST VALUE		407,342	
NCON VALUE		895,343	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		882,922	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1213120	REPAIR/RRF	8,000	09/03/2012
B9501964	REMODEL	18,500	06/01/1995

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0940/1333	7/14/2000	WD	U	I	01	100	
GRANTOR: THIBAUT ANNE M							
GRANTEE: THIBAUT ANNE MARIE							
0719/1271	12/07/1994	WD	Q	I		280,000	
GRANTOR: WRIGHT FRANCIS D & MI							
GRANTEE: HAMILTON WILLIAM R							

BUILDING NOTES	
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BUILDING DIMENSIONS	
UOP=[YR=1994] W13 FSP=[YR=1993] W14 S12 BAS=[YR=1993] W2 U2 L2 W3 D2 L2 W13 S28 FGR=[YR=1993] S22 E20 N22 W20 \$ E20 S22 E2 S1 E7 N1 E3 N18 FOP=[YR=1993] E6 N4 W6 S4 \$ N4 E6 S4E2 S1 E7 N1 E2 N2 E1 N7 W1 N23W27 \$ E14 N12 \$ S12 E13 N12 \$.	