

MCGINLEY BARBARA C
76 MARSH CREEK RD
FERNANDINA BEACH, FL 32034

01-6N-29-030A-0005-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

16 WD FR STUC 100

Roof Structur

03 GABLE/HIP 100

Roof Cover

03 COMP SHNGL 100

Interior Wall

05 DRYWALL 70

Interior Wall

08 DECORATIVE 30

Interior Floo

12 HARDWOOD 50

Interior Floo

14 CARPET 50

Air Condition

03 CENTRAL 100

Heating Type

04 AIR DUCTED 100

Bedrooms

3 100

Bathrooms

4 100

Frame Stories

02 WOOD FRAME 100

Units

1.5 1.5 100

Occupancy

00 NONE 100

Quality

04 Quality Level 04

DOR CODE

0100 SINGLE FAMILY

MAP NUM

MKT AREA10

NEIGHBORHOOD/LOC

10001.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

2,964

100

1994

2,964

425,073

FGR

569

55

1994

313

44,888

FOP

74

30

1994

22

3,155

FSP

240

40

1994

96

13,767

FUS

470

100

1994

470

67,403

UOP

330

20

1994

66

9,466

TOTALS

4,647

3,931

563,752

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYB

0500

01

3,931

106.7850

168.72

663,238

1994

1 SFR CUST - 100% - 0

Heated Area: 3434

HX Base Yr 2018

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/07/2025

MLU

NASSAU COUNTY PROPERTY

PAGE 1 of 1

5

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 5

Tax Dist:

BUILDING MARKET VALUE

563,752

TOTAL MARKET OB/XF VALUE

16,658

TOTAL LAND VALUE - MARKET

900,000

TOTAL MARKET VALUE

1,480,410

SOH/AGL Deduction

662,323

ASSESSED VALUE

818,087

TOTAL EXEMPTION VALUE

HX HB WX55,722

BASE TAXABLE VALUE

762,365

TOTAL JUST VALUE

1,480,410

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

1,355,253

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QU / I

V / I

RSN CD

SALE PRICE

2785/301

5/01/2025

WD Q

I

01

2,200,000

GRANTOR: BERGER KAREN E REVOCA

GRANTEE:MCGINLEY BARBARA C

2172/0334

12/08/2017

WD U

I

11

100

GRANTOR: BERGER KAREN E

GRANTEE:KAREN E BERGER REVO

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W5 N36 W17 FSP=[YR=1994] W10 UOP=[YR=1994] N4 W19 U6 L6 L8 D8 D12 R11 E12 N10 E10\$ W10 S12 E20 N12 \$ S12 W20 N2 W12 D11 L11 S6 W5 S28 E4 FGR=[YR=1994] S25 E19 N3 E4 N22 W12 N2 W3 S2W8 \$ E8 N2 E3 S2 E20 FOP=[YR=1994] S3 E10 N5 W2 N4 W6 S4 W2 S2 \$ N2 E2 N4 E6 S4 E2 S4 E12 N2 E8N3 E5 N16\$ PTR= E15 FUS=[YR=1994] E8N3 E4 N7 E4 S10 E3 S22 W19 N22\$ W15 \$.

LAND DESCRIPTION

TOTAL OB/XF16,658

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 000116

C

RES MARSH

100

RSF-1

0.00

0.00

1.00

LT

1.00

1.00

1.00

900,000.00

900,000.00

900,000

REVIEW DATE

05/12/2019

BY

KBA

Total Acres: 0.00

Total Land Value: 900,000

Market: 0

Agricultural: 0

Common: 900,000

PRINTED 07/30/2025 BY SYS