

WILLIAMS RICHARD C/THOELE-WILLIAMS CAROL A
2 HARRISON CREEK RD
FERNANDINA BEACH, FL 32034

01-6N-29-030B-0017-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1					5
ELEMENT		CD	CONSTRUCTION			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall		17	CB STUCCO 80			0500	12	6,513	194.1230		306.71		1,997,602	2005	2005	0	0	0	9.50	90.50	VALUATION BY					STANDARD									
Exterior Wall		16	WD FR STUC 20			1 SFR CUST - 100% - 2020										Heated Area: 4996					HX Base Yr 2020					Tax Group: 5					Tax Dist:				
Roof Structur		08	IRREGULAR 100																		BUILDING MARKET VALUE					1,807,830									
Roof Cover		07	CONC TILE 100																		TOTAL MARKET OB/XF VALUE					60,828									
Interior Wall		05	DRYWALL 100																		TOTAL LAND VALUE - MARKET					800,000									
Interior Floo		11	CLAY TILE 50																		TOTAL MARKET VALUE					2,668,658									
Interior Floo		12	HARDWOOD 50																		SOH/AGL Deduction					759,930									
Air Condition		03	CENTRAL 100																		ASSESSED VALUE					1,908,728									
Heating Type		04	AIR DUCTED 100																		TOTAL EXEMPTION VALUE					HX HB 50,722									
Bedrooms			3 100																		BASE TAXABLE VALUE					1,858,006									
Bathrooms			4 100																		TOTAL JUST VALUE					2,668,658									
Frame		02	WOOD FRAME 100																		NCON VALUE					0									
Stories		2.	2. 100																		INCOME VALUE														
Units			0 100																		PREVIOUS YEAR MKT VALUE					2,489,562									
Quality		03	Quality Level 03																																
DOR CODE		0100	SINGLE FAMILY																																
MAP NUM			MKT AREA			10																													
NEIGHBORHOOD/LOC		10001.00																																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR		TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	4,424	100	2005		4,424	227,981																													
FGR	1,174	55	2005		646	179,312																													
FOP	1,382	30	2005		415	115,193																													
FST	189	55	2005		104	28,868																													
FUS	572	100	2005		572	158,771																													
UOP	1,761	20	2005		352	97,706																													
TOTALS		9,502			6,513	2,807,830																													
EXTRA FEATURES						2 HARRISON CREEK RD, FERNANDINA BEACH										BLD DATE				LGL DATE		05/07/2025		MLU											
						XF DATE						LAND DATE				AG DATE																			
						INC DATE																													
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	0835	QUARY TILE	0 100	0	0	4,110.00	SF	10.00	10.00	100	2005	2005	3	84	34,524																				
2	0861	POOL GUNIT	0 100	24	12	288.00	SF	85.00	85.00	100	2005	2005	3	36	8,813																				
3	0861	POOL GUNIT	0 100	12	7	84.00	SF	63.75	63.75	100	2005	2005	3	36	1,928																				
4	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	22	440																				
5	0463	FENCE GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2005	2005	3	64	192																				
6	0911	SCRN RM A	0 100	0	0	995.00	SF	35.00	35.00	100	2005	2005	3	22	7,662																				
7	1126	CB/STC 8"	0 100	0	0	382.00	SF	8.00	8.00	100	2005	2005	3	84	2,567																				
8	0600	SUMMER KIT	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	2005	2005	3	22	1,100																				
9	0810	CONCRETE A	0 100	5	3	15.00	SF	6.50	6.50	100	2005	2005	3	84	82																				
10	0504	FP-ELECTRI	0 100	0	0	2.00	UT	2,000.00	2,000.00	100	2005	2005	3	88	3,520																				
LAND DESCRIPTION						TOTAL OB/XF										60,828																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	UT		1.00	1.00	1.00	800,000.00	800,000.00	800,000																		
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