LOT 2
HARRISON CREEK SUB PB 5/36

ROBERSON MARK A
18 HARRISON CREEK ROAD
FERNANDINA BEACH, FL 32034

2025

01-6N-29-0820-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 60
Interior Wall	06	CUST PANEL 40
Interior Floo	12	HARDWOOD 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		5.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	05	Quality Level 05

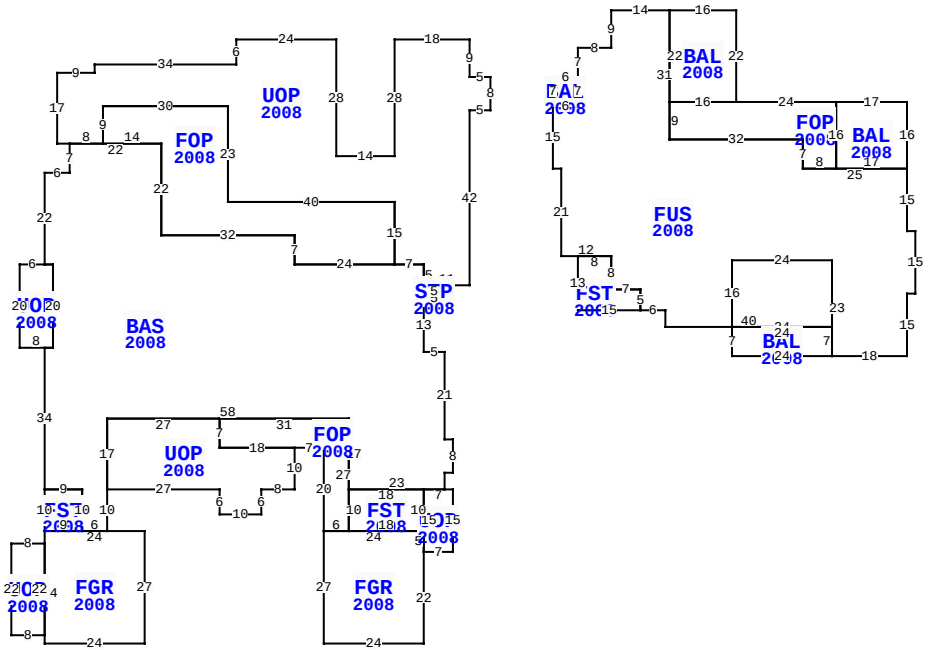
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 10
NEIGHBORHOOD/LOC 10001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	42	15	2008	6	1,401
BAL	168	15	2008	25	5,840
BAL	272	15	2008	41	9,579
BAL	352	15	2008	53	12,381
BAS	5,123	100	2008	5,123	1,196,802
FGR	648	55	2008	356	83,167
FGR	648	55	2008	356	83,167
FOP	337	30	2008	101	23,595
FOP	416	30	2008	125	29,201
FOP	1,110	30	2008	333	77,793
TOTALS	17,107			11,230	2,623,479

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	11,230	156.4612	247.21	2,776,168	2008	2013	0	0	0	5.50	94.50

1 SFR CUST – 100% - 2024 Heated Area: 8836 HX Base Yr 2024



** This building has 20 Sub-Areas

BLD DATE	12/12/2008	DJ	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

18 HARRISON CREEK RD, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	2,623,479
TOTAL MARKET OB/XF VALUE	107,284
TOTAL LAND VALUE - MARKET	1,000,000
TOTAL MARKET VALUE	3,730,763
SOH/AGL Deduction	10,847
ASSESSED VALUE	3,719,916
TOTAL EXEMPTION VALUE	HX HB 50,722
BASE TAXABLE VALUE	3,669,194
TOTAL JUST VALUE	3,730,763
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,615,079

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21704	REMODEL	1,200	07/01/2008
M12343	MECH OTHER	0	12/01/2006
B0618066	SWIM POOL	26,000	06/01/2006
P11162	OTHER	0	05/01/2006
C17287	CO ISSUED	0	03/01/2006
R09002	REPAIR/RRF	20,000	03/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2589/1570	9/09/2022	WD	Q	I	01	4,600,000
GRANTOR: RICHARDSON SPURGEON I						
GRANTEE: ROBERSON MARK A						
1312/1891	4/27/2005	WD	Q	I		950,000
GRANTOR: PETERMAN PETER						
GRANTEE: RICHARDSON SPURGEON						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2008] W5 N9 W18 S28 W14 N28 W24 S6 W34 S2 W9 S17 E3
BAS=[YR=2008] S7 W6 S22 UOP=[YR=2008] W6 S20 E8 N20 W2$ E2
S20 W2 S34 FST=[YR=2008] S10 FGR=[YR=2008] S3 UOP=[YR=2008]
W8 S22E8N22$ S24 E24 N27W24$ E9N10W9$ E9S10E6N10
UOP=[YR=2008] E27S6E10N6E8N10 FOP=[YR=2008] E7 S20
FGR=[YR=2008] S27 E24 N22 UOP=[YR=2008] E7N15W7
FST=[YR=2008] W18S10E18N10$ S15$ N5 W24$ E6 N27 W31 S7 E18$
W18 N7 W27 S17$ N17 E58 S17 E23 N4 E2 N8W2N21W5N13
STP=[YR=2008] E5N3W5S3$ N8W7FOP=[YR=2008] N15W40N23W30S9E14
S22E32S7E24$W24N7W32 N22 W22$ E8 N9 E30 S23 E40 S15 E7 S5 E11
N42 E5 N8$ PTR=E15 BAL=[YR=2008] E6FUS=[YR=2008] N7E8N9E14
BAL=[YR=2008] E16S22FOP=[YR=2008] E24 BAL=[YR=2008]

EXTRA FEATURES

LN	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	0920	CWALL-WD/M	0	100	0	0	129.00	LF	390.00	390.00	100	1995	1995	3	20	10,062	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2008	2008	3	91	1,820	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2008	2008	3	91	1,820	
4	0855	CONC PAVER	0	100	0	0	5,560.00	SF	10.00	10.00	100	2008	2008	3	88	48,928	
5	0300	BOAT DCK W	0	100	0	0	410.00	SF	40.00	40.00	100	2007	2007	3	44	7,216	
6	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2007	2007	3	27	405	
7	0861	POOL GUNIT	0	100	0	0	392.00	SF	127.50	127.50	100	2008	2008	3	48	23,990	
8	0877	JACUZZI	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2008	2008	3	31	930	
9	1126	CB/STC 8"	0	100	0	0	1,026.00	SF	8.00	8.00	100	2008	2008	3	88	7,223	
10	0463	FENCE GATE	0	100	0	0	5.00	UT	300.00	300.00	100	2008	2008	3	72	1,080	

TOTAL OB/XF 103,474

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000131	C	RES CREEK	100		RSF-1	0.00	0.00	1.00	UT		1.00	1.00	1.00	1,000,000.00	1,000,000.00	1,000,000							

REVIEW DATE 07/30/2019 BY DJA Total Acres: 0.00 Total Land Value: 1,000,000 Market: 0 Agricultural: 0 Common: 1,000,000 PRINTED 07/30/2025 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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
TOTALS					

MARKET ADJUSTMENTS

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NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		3,615,079

PERMIT NUM	DESCRIPTION	AMT	ISSUED
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SALES DATA

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BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

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11	0462	ST/AL FNC	0	100	37	4	148.00	SF	10.00	10.00	100	2008	2008	3	48	710	
12	0600	SUMMER KIT	0	100	0	0	1.00	UT	10,000.00	10,000.00	100	2008	2008	3	31	3,100	

LAND DESCRIPTION

TOTAL OB/XF 3,810

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 07/30/2019 BY DJA Total Acres: 0.00 Total Land Value: 1,000,000 Market: 0 Agricultural: 0 Common: 1,000,000 PRINTED 07/30/2025 BY SYS