

BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	10 ABOVE AVG 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 70
Interior Floor	14 CARPET 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
BUD8 Adjustme	05 DIST 1A 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,664	113.4000	179.17	477,309	1980	1985	0	0	16.75	83.25

1 SFR CUST - 0% - 0 Heated Area: 2254 HX Base Yr

Quality	04 Quality Level 04				
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	1,566	100	1993	1,566	233,583
DCK	32	10	1993	3	448
DCK	333	10	1993	33	4,923
FOP	70	30	1993	21	3,133
FSP	288	40	1993	115	17,154
FUS	688	100	1993	688	102,621
UGR	528	45	1993	238	35,499
TOTALS	3,505			2,664	397,360

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100
2	0803	ASPHALT C	0	0	0	0	1,016.00	SF	2.00	2.00	100
3	0850	PEBBLE WLK	0	0	71	3	213.00	SF	3.50	3.50	100
4	0811	CONCRETE B	0	0	0	0	1,650.00	SF	5.20	5.20	100

12 MARSH CREEK RD, FERNANDINA BEACH											
BLD DATE						LGL DATE					
XF DATE						LAND DATE					
INC DATE						AG DATE					
						03/14/2024 MLU					

NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		397,360	
TOTAL MARKET OB/XF VALUE		10,185	
TOTAL LAND VALUE - MARKET		500,000	
TOTAL MARKET VALUE		907,545	
SOH/AGL Deduction		141,185	
ASSESSED VALUE		766,360	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		766,360	
TOTAL JUST VALUE		907,545	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		888,716	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22750	REMODEL	4,000	08/01/2009
0149	REPAIR/RRF	4,940	12/01/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2013/1092	10/28/2015	WD	U	I	37	330,000

GRANTOR: PARKS CAROLE C
GRANTEE: 12 MARSH CREEK JCTS
1493/1271 4/19/2007 WD Q I 550,000
GRANTOR: ALFORD HENRIETTE C TR
GRANTEE: PARKS J LUKE JR & C

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=1993] W6 BAS=[YR=1993] N18 W24 DCK=[YR=1993] W18 S8 W3 S3 E3 S7 FSP=[YR=1993] W6 S18 UGR=[YR=1993] S22 E24 N22 W24\$ E16 N18 W10\$ E18 N18\$ S18 W8 S18 E8 S14 E6 S10 E10 N10 E14 N25 W10 N7 E4\$ W4 S7 E10 DCK=[YR=1993] E4 N8 W4 S8\$ N7\$ PTR=E20 FUS=[YR=1993] E14 S19 E18 S8 W8 S6 W4 N11 W6 S16 W5 S2 W9 N40\$ W20\$.											

LAND DESCRIPTION												TOTAL OB/XF												
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	000100	C	RES	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	500,000.00	500,000.00	500,000							