

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	12 CEDAR 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	15 HARDTILE 60
Interior Floo	14 CARPET 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3.5 100
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
1	SFR CUST	- 0%	- 0								

Heated Area: 3897 HX Base Yr

NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		588,918	
TOTAL MARKET OB/XF VALUE		10,877	
TOTAL LAND VALUE - MARKET		500,000	
TOTAL MARKET VALUE		1,099,795	
SOH/AGL Deduction		147,219	
ASSESSED VALUE		952,576	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		952,576	
TOTAL JUST VALUE		1,099,795	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,073,772	

Quality		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	2,892	100	1993	2,892	387,785
BAS	302	100	2000	302	40,495
FGR	462	55	1993	254	34,059
FOP	40	30	1993	12	1,609
FSP	90	40	2000	36	4,828
FST	99	55	2000	54	7,241
FUS	703	100	2000	703	94,265
UOP	24	20	1993	5	671
UOP	28	20	1993	6	804
UOP	576	20	1993	115	15,421
TOTALS	5,279			4,392	588,918

** This building has 11 Sub-Areas

BLD DATE: 03/14/2024 MLU
XF DATE: [blank]
INC DATE: [blank]

LGL DATE: [blank]
LAND DATE: [blank]
AG DATE: [blank]

24 MARSH CREEK RD, FERNANDINA BEACH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B006855	ADDITION	200,000	02/01/2000
B006730	DEMOLITION	0	01/01/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2460/1965	5/07/2021	LE	U	I	11	100

GRANTOR: GALLAGHER ROSE MARIE
GRANTEE: JOHNSON-ZAKRYK CARO
2193/0688 4/18/2018 SW Q I 01 630,000
GRANTOR: 24 MARSH CREEK RD LAN
GRANTEE: GALLAGHER ROSEMARIE

EXTRA FEATURES																	
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	0811	CONCRETE B	0	0	0	0	900.00	SF	5.20	5.20	100	1985	1985	3	44	2,059	
2	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1985	1985	3	56	1,120	
3	0811	CONCRETE B	0	0	0	0	763.00	SF	5.20	5.20	100	2000	2000	3	77	3,055	
4	0858	SCULP CONC	0	0	0	0	384.00	SF	13.00	13.00	100	2000	2000	3	93	4,643	

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W22 S5 W22 S19 BAS=[YR=2000] W11 S2 W2 S1 W4 S3 W1 UOP=[YR=2000] N4 W9 S7 FSP=[YR=2000] W1 S9 E3 FGR=[YR=1993] S11 UOP=[YR=1993] W4 S7 E4 N7 \$ S11 E20UOP=[YR=1993] S3 E1 S20 E22 S4 E8 N4 E5 N23 W6 S12 W22 N12 W8 \$ E1 N5 FST=[YR=2000] E7 N12 W4 N5 W3 S17 \$ N17 W21 \$ E7 N9 W9 \$ E9 N3 \$ S12 E18 N18 \$ S18 W1 S5 E4 S12 W7 S5 E7 S12 E22 N12 E12 N3 E2 N10 W2 N4 UOP=[YR=1993] E3 N8 W3 S8 \$ FOP=[YR=1993] N8 W5 S8 E5 \$ W5 N8 E16 N22 W2 N2 E2 N8 W2 N2 W2 N5 \$ PTR= E15 FUS=[YR=2000] E5 N3 E18 S4 E18 S16 W5 S6 W18 N6 E5 N6 W23 N11 \$ W15 \$.									

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	DPH 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							