

PT LOTS 46 & 47 IN
OR 2314/1403
MARSH CREEK VILLAGE 1 PBK 4/18

SHEFFIELD GEORGE W & BRITTANY
3 MARSH HAWK RD
FERNANDINA BEACH, FL 32034

2025

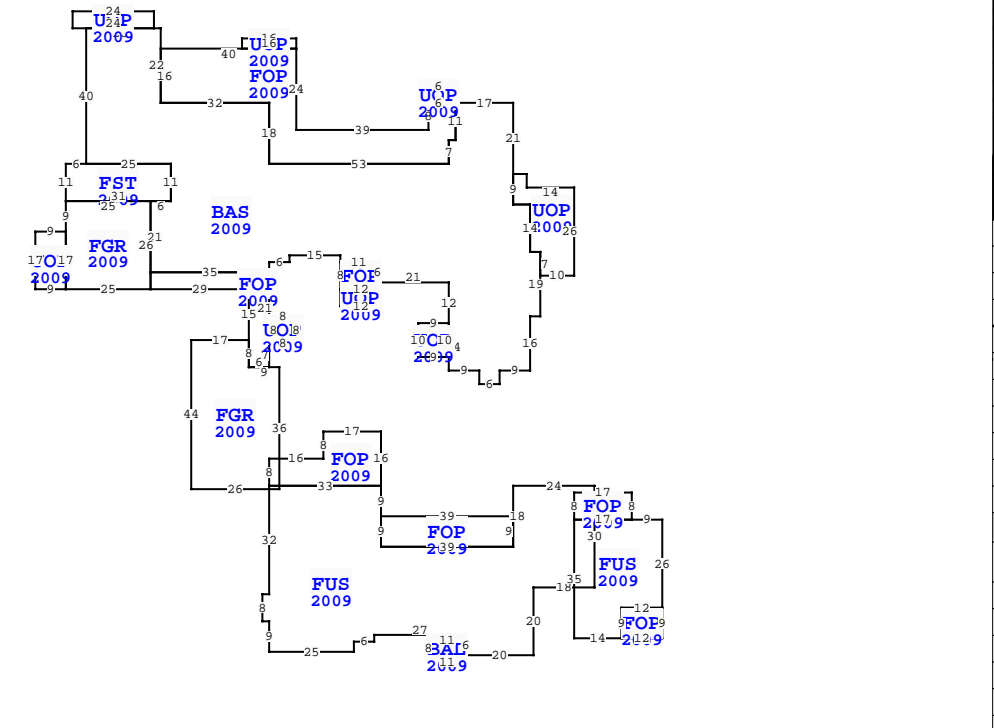
01-6N-29-1300-0046-0000


ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structure	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floor	12	HARDWOOD 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		6 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	11	12,438	141.2004	223.10	2,774,918	2009	2009	0	0	0	7.50	92.50

1 SFR CUST - 100% - 2020 Heated Area: 10293 HX Base Yr 2020



** This building has 22 Sub-Areas
3 MARSH HAWK RD, FERNANDINA BEACH

BLD DATE	LGL DATE
	05/07/2025
XF DATE	LAND DATE
INC DATE	AG DATE

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VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 5		Tax Dist:
BUILDING MARKET VALUE		2,566,799
TOTAL MARKET OB/XF VALUE		119,698
TOTAL LAND VALUE - MARKET		935,000
TOTAL MARKET VALUE		3,621,497
SOH/AGL Deduction		1,458,120
ASSESSED VALUE		2,163,377
TOTAL EXEMPTION VALUE		50,722
BASE TAXABLE VALUE		2,112,655
TOTAL JUST VALUE		3,621,497
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		3,398,054

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C18520	CO ISSUED	0	01/09/2009
E20879	ELEC OTHER	0	06/01/2008
M12874	MECH OTHER	0	04/01/2007
B19243	SWIM POOL	40,000	12/01/2006
P11814	OTHER	0	12/01/2006
E18126	ELEC OTHER	2,000	10/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2314/1403	9/20/2019	QC	U	I	11	100

GRANTOR: HAMRICK JOHN D & DIAN
GRANTEE: SHEFFIELD GEORGE WE
2246/1065 11/07/2018 WD Q I 01 1,900,000
GRANTOR: MTGLQ INVESTORS LP
GRANTEE: SHEFFIELD GEORGE WE

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	88	15	2009	13	2,683
BAS	5,948	100	2009	5,948	227,474
FGR	650	55	2009	358	73,880
FGR	1,072	55	2009	590	121,757
FOP	90	30	2009	27	5,572
FOP	108	30	2009	32	6,604
FOP	136	30	2009	41	8,461
FOP	313	30	2009	94	19,398
FOP	351	30	2009	105	21,669
FOP	400	30	2009	120	24,764
TOTALS	16,069			12,438	566,799

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	0504	FP-ELECTRI	0	100	0	0	4.00	UT	2,000.00	2,000.00	100	2009	2009	3	92	7,360	
2	0855	CONC PAVER	0	100	0	0	78.00	SF	5.00	5.00	100	2009	2009	3	89	347	
3	0855	CONC PAVER	0	100	0	0	421.00	SF	10.00	10.00	100	2009	2009	3	89	3,747	
4	0855	CONC PAVER	0	100	9	2	18.00	SF	15.00	15.00	100	2009	2009	3	89	240	
5	0855	CONC PAVER	0	100	61	1	61.00	SF	7.00	7.00	100	2009	2009	3	89	380	
6	0855	CONC PAVER	0	100	0	0	5,104.00	SF	10.00	10.00	100	2009	2009	3	89	45,426	
7	1075	TRELLIS G	0	100	8	8	64.00	SF	26.25	26.25	100	2009	2009	3	52	874	
8	1075	TRELLIS G	0	100	9	10	90.00	SF	26.25	26.25	100	2009	2009	3	52	1,229	
9	1075	TRELLIS G	0	100	10	16	160.00	SF	26.25	26.25	100	2009	2009	3	52	2,184	
10	1126	CB/STC 8"	0	100	76	0	228.00	SF	8.00	8.00	100	2009	2009	3	89	1,623	

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	% 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	LT		1.00	1.10	850,000.00	935,000.00	935,000								

