LOT 51
IN OR 2254/454
MARSH CREEK VILLAGE 1 PB 4/18

THIELE SCOTT A & TERESA
3707 THATCHER DRIVE
ROCHESTER HILLS, MI 48309

2025

01-6N-29-1300-0051-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
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

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

32 MARSH CREEK RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	5,707
TOTAL LAND VALUE - MARKET	850,000
TOTAL MARKET VALUE	855,707
SOH/AGL Deduction	24,213
ASSESSED VALUE	831,494
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	831,494
TOTAL JUST VALUE	855,707
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	755,904

PERMIT NUM	DESCRIPTION	AMT	ISSUED
240013123	NSFR H--4322	819,422	11/21/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2254/0454	2/08/2019	WD	Q	I	01	750,000
GRANTOR: HUGHES ELIZABETH R &						
GRANTEE: THIELE SCOTT A & TE						
1587/1225	10/01/2008	WD	Q	V		960,000
GRANTOR: ENSLOW LOIS V						
GRANTEE: HUGHES ELIZABETH R						

BUILDING NOTES

BUILDING DIMENSIONS

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	0300	BOAT DCK W	0	0	0	0	492.00	SF	40.00	40.00	100	2002	2002	3	29	5,707	

LAND DESCRIPTION

TOTAL OB/XF 5,707

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	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	850,000.00	850,000.00	850,000							

REVIEW DATE 02/15/2024 BY KBA Total Acres: 0.00 Total Land Value: 850,000 Market: 0 Agricultural: 0 Common: 850,000 PRINTED 07/30/2025 BY SYS