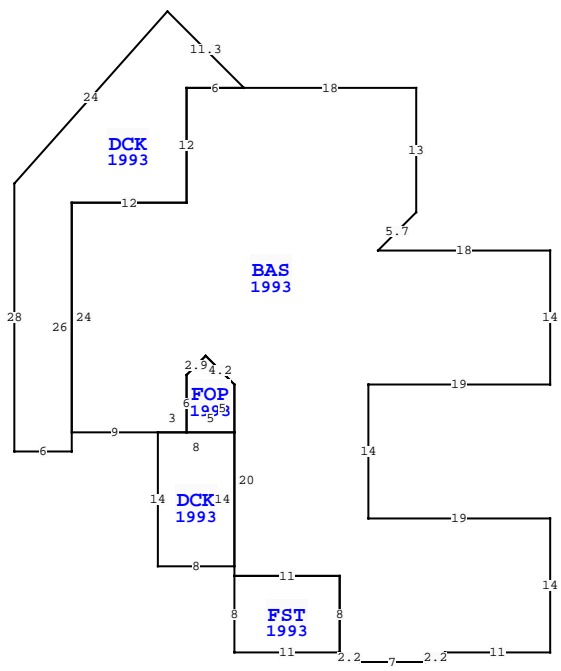


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
BUD8 Adjustme	05	DIST 1A	100
Occupancy	00	NONE	100
Quality	03	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
BAS	1,791	100	1993
DCK	112	10	1993
DCK	388	10	1993
FOP	34	30	1993
FST	88	55	1993
TOTALS	2,413		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1	SFR CUST	- 0%	- 2025									
				Heated Area:	1791			HX Base Yr				



NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 5	Tax Dist:		
BUILDING MARKET VALUE			64,688
TOTAL MARKET OB/XF VALUE			4,723
TOTAL LAND VALUE - MARKET			630,000
TOTAL MARKET VALUE			699,411
SOH/AGL Deduction			0
ASSESSED VALUE			699,411
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			699,411
TOTAL JUST VALUE			699,411
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			862,457

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2770/883	2/24/2025	WD	Q	I	01	700,000
GRANTOR: TIPPETTS WENDY HAMER						
GRANTEE: 27 MARSH CREEK LLC						
2595/1700	10/05/2022	LE	U	I	11	100
GRANTOR: TIPPETTS MARION H						
GRANTEE: TIPPETTS WENDY HAME						

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	0504	FP-ELECTRI	0	0	0	1.00	UT	2,000.00	2,000.00	100	1984	1984	3	54	1,080			
2	0811	CONCRETE B	0	0	30	664.00	SF	5.20	5.20	100	1984	1984	3	41	1,416			
3	0850	PEBBLE WLK	0	0	0	375.00	SF	3.50	3.50	100	1984	1984	3	41	538			
4	1126	CB/STC 8"	0	0	0	474.00	SF	8.00	8.00	100	1984	1984	3	41	1,555			
5	0443	STK FNC 6'	0	0	0	10.00	LF	13.00	13.00	100	1984	1984	3	20	26			
6	1076	TRELLIS A	0	0	12	72.00	SF	7.50	7.50	100	1984	1984	3	20	108			
TOTALS													2,413		1,899	64,688		

27 MARSH CREEK RD, FERNANDINA BEACH

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

BUILDING NOTES	

BUILDING DIMENSIONS
 BAS=[YR=1993] W18 U4 R4 N13 W18 DCK=[YR=1993] U8 L8 D18 L16 S28 E6 N26 E12 N12 E6\$ W6 S12 W12 S24 E9 DCK=[YR=1993] S14 E8 N14 FOP=[YR=1993] N5 U3 L3 D2 L2 S6 E5 \$ W8\$ E3 N6 U2 R2 D3 R3 S20 FST=[YR=1993] S8E11N8W11\$ E11S8 D1 R2 E7 U1 R2 E11 N14 W19 N14 E19 N14\$.

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	000140	C	RES GOLF	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	0.90	700,000.00	630,000.00	630,000								