LOT 65
MARSH CREEK VILLAGE 1 PB 4/18

SZKARADNIK JOSEPH/MILLER KAREN H
4 BELTED KINGFISHER
FERNANDINA BEACH, FL 32034

2025

01-6N-29-1300-0065-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 90
Exterior Wall	16	WD FR STUC 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

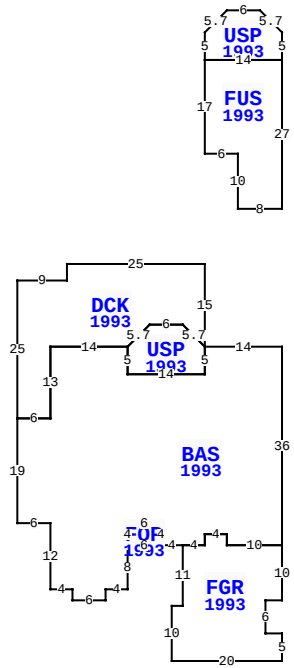
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	10
NEIGHBORHOOD/LOC	10001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,648	100	1993	1,648	307,780
DCK	521	10	1993	52	9,712
FGR	388	55	1993	213	39,780
FOP	24	30	1993	7	1,307
FUS	318	100	1993	318	59,390
USP	110	30	1993	33	6,163
USP	110	30	1993	33	6,163
TOTALS	3,119			2,304	430,295

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,304	128.4780	203.00	467,712	1987	2008	0	0	0	8.00	92.00

1 SFR CUST – 100% - 2022 Heated Area: 1966 HX Base Yr 2022



4 BELTED KINGFISHER, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		430,295
TOTAL MARKET OB/XF VALUE		6,477
TOTAL LAND VALUE - MARKET		450,000
TOTAL MARKET VALUE		886,772
SOH/AGL Deduction		288,781
ASSESSED VALUE		597,991
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		547,269
TOTAL JUST VALUE		886,772
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		867,440

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2338/0683	2/05/2020	QC	U	I	11	100
GRANTOR: SZKARADNIK JOSEPH						
GRANTEE: SZKARADNIK JOSEPH &						
2317/0933	11/06/2019	WD	Q	I	01	570,000
GRANTOR: BLAKE BEVERLY						
GRANTEE: SZKARADNIK JOSEPH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 DCK=[YR=1993] N15 W25 S3 W9 S25 E6 N13 E14 USP=[YR=1993] S5 E14 N5 U4 L4 W6 D4 L4 $ U4 R4 E6 D4 R4 $ S5 W14 N5 W14 S13 W6 S19 E6 S12 E4 S2E6 N2 E4 N8 FOP=[YR=1993] E6 N4 W6 S4 $ N4 E6 S4 E4 FGR=[YR=1993] S11 W2 S10 E20 N5 W3 N6 E3 N10 W10N2 W4 S2 W4 $ E4 N2 E4 S2 E10 N36 $ PTR= N25 FUS=[YR=1993] N27 USP=[YR=1993] N5 U4 L4 W6 D4 L4 S5 E14$ W14 S17 E6 S10 E8 $S25 $.

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	0810	CONCRETE A	0	100	0	0	884.00	SF	6.50	6.50	100	1987	1987	3	49.5	2,844	
2	1126	CB/STC 8"	0	100	0	0	198.00	SF	8.00	8.00	100	1987	1987	3	49.5	784	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1987	1987	3	60	1,200	
4	0835	QUARY TILE	0	100	8	7	56.00	SF	10.00	10.00	100	1987	1987	3	49.5	277	
5	1075	TRELLIS G	0	100	0	0	196.00	SF	35.00	35.00	100	1987	1987	3	20	1,372	

LAND DESCRIPTION

TOTAL OB/XF 6,477

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	000100	C	RES	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	450,000.00	450,000.00	450,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 07/30/2025 BY SYS