LOT 67
IN OR 1971/1841
MARSH CREEK VILLAGE 1 PB 4/18

PENNINGTON PATRICIA LVG TRUST/PENNINGTON PATRICIA
8 BELTED KINGFISHER RD
FERNANDINA BEACH, FL 32034-6400

2025

01-6N-29-1300-0067-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

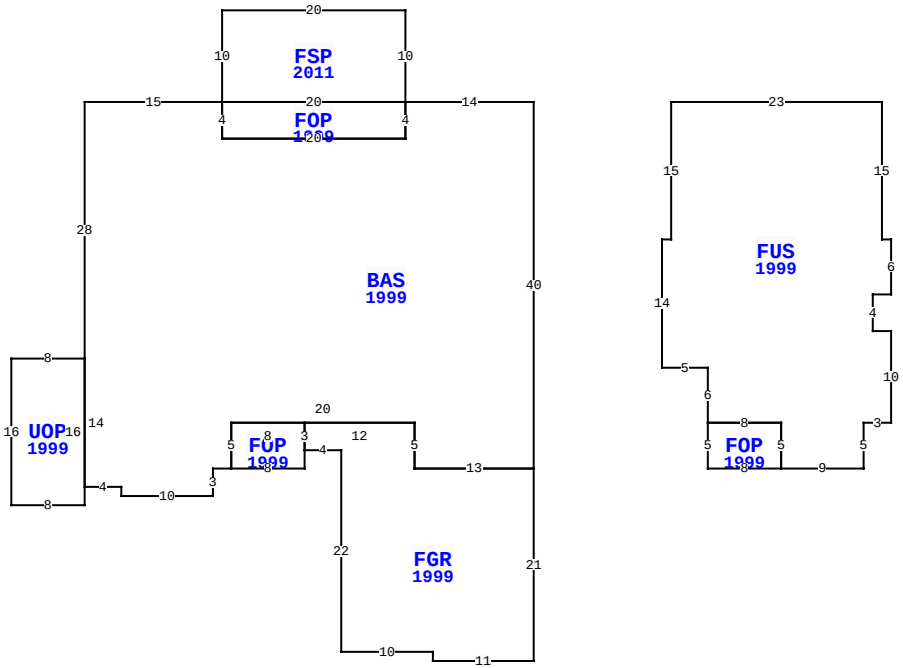
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,818	100	1999	1,818	299,650
FGR	483	55	1999	266	43,843
FOP	40	30	1999	12	1,978
FOP	40	30	1999	12	1,978
FOP	80	30	1999	24	3,956
FSP	200	40	2011	80	13,186
FUS	852	100	1999	852	140,430
UOP	128	20	1999	26	4,286
TOTALS	3,641			3,090	509,306

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,090	118.5450	187.30	578,757	1999	1999	0	0	0	12.00	88.00

1 SFR CUST – 100% - 2011 Heated Area: 2670 HX Base Yr 2011



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

8 BELTED KINGFISHER, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		509,306
TOTAL MARKET OB/XF VALUE		9,958
TOTAL LAND VALUE - MARKET		450,000
TOTAL MARKET VALUE		969,264
SOH/AGL Deduction		493,404
ASSESSED VALUE		475,860
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		420,138
TOTAL JUST VALUE		969,264
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		946,468

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9805072	NEW CONSTR	158,000	06/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1971/1841	3/12/2015	WD	U	I	11	100
GRANTOR: PENNINGTON PATRICIA C						
GRANTEE: PENNINGTON PATRICIA						
1079/0551	9/06/2002	WD	Q	I		406,500
GRANTOR: JOYCE MICHELLE M						
GRANTEE: PENNINGTON DAVID M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W14 FSP=[YR=2011] N10 W20 S10 FOP=[YR=1999] S4 E20 N4 W20$ E20 $ S4 W20 N4 W15 S28UOP=[YR=1999] W8 S16 E8 N16$ S14 E4 S1 E10 N3 E2 FOP=[YR=1999] E8 N2 FGR=[YR=1999] E4 S22 E10 S1 E11 N21 W13 N5 W12 S3$ N3 W8 S5$ N5 E20 S5 E13 N40$ PTR=E15 FUS=[YR=1999] E23 S15 E1 S6 W2 S4 E2S10 W3 S5 W9 FOP=[YR=1999] W8 N5 E8 S5$ N5 W8 N6 W5 N14 E1 N15$ W15$.

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	0855	CONC PAVER	0	100	0	0	974.00	SF	10.00	10.00	100	2005	2005	3	84	8,182	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1999	1999	3	81	1,620	
3	1242	WD DECK A	0	100	0	0	78.00	SF	10.00	10.00	100	1999	1999	3	20	156	

LAND DESCRIPTION

TOTAL OB/XF 9,958

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