LOT 73
IN OR 1935/73
MARSH CREEK VLG 1 PB 4/18

MILLER JOAN H/MILLER THOMAS W III
18 BELTED KINGFISHER RD
FERNANDINA BEACH, FL 32034

2025

01-6N-29-1300-0073-0000

BUILDING CHARACTERISTICS

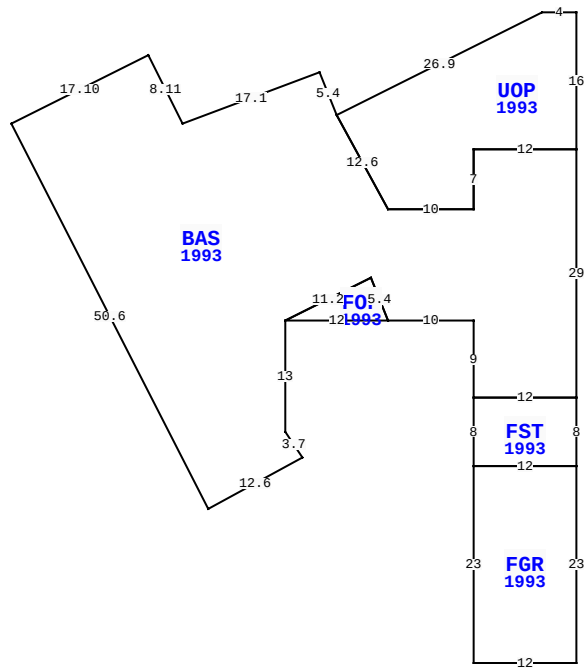
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	17	CB STUCCO 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	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	1,737	100	1993	1,737	242,670
FGR	276	55	1993	152	21,235
FOP	30	30	1993	9	1,258
FST	96	55	1993	53	7,405
UOP	383	20	1993	77	10,758
TOTALS	2,522			2,028	283,325

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,028	112.1400	177.18	359,321	1976	1976	0	0	0	21.15	78.85

1 SFR CUST – 100% - 2016 Heated Area: 1737 HX Base Yr 2016



BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/14/2024 MLU
INC DATE		AG DATE	

18 BELTED KINGFISHER, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		283,325
TOTAL MARKET OB/XF VALUE		8,377
TOTAL LAND VALUE - MARKET		500,000
TOTAL MARKET VALUE		791,702
SOH/AGL Deduction		387,090
ASSESSED VALUE		404,612
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		348,890
TOTAL JUST VALUE		791,702
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		778,592

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21188	REMODEL	28,000	03/01/2008
R11099	REPAIR/RRF	2,000	03/01/2008
B960430	REPAIR/RRF	3,600	02/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1935/0073	9/02/2014	WD	Q	I	01	415,000
GRANTOR: BRYAN CARSON W						
GRANTEE: MILLER JOAN H & THO						
0791/0393	4/23/1997	WD	Q	I		212,000
GRANTOR: STUDWELL EDWIN FRANCI						
GRANTEE: BRYAN CARSON W						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W4 D12 L24 BAS=[YR=1993] U5 L2 L16 D6 U8 L4 L16 D8 D45 R23 U6 R11 U3 L2 N13 FOP=[YR=1993] E12 U5 L2 L10 D5 $ U5 R10 D5 R2 E10 S9 FST=[YR=1993] S8 FGR=[YR=1993] S23 E12 N23 W12$ E12 N8 W12$ E12 N29 W12 S7 W10 U11 L6 $ D11 R6 E10 N7 E12 N16 $.

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	100	0	0	1.00	UT	2,000.00	2,000.00	100	1976	1976	3	36	720	
2	0858	SCULP CONC	0	100	0	0	962.00	SF	6.50	6.50	100	2013	2013	3	98	6,128	
3	0858	SCULP CONC	0	100	0	0	120.00	SF	13.00	13.00	100	2013	2013	3	98	1,529	

LAND DESCRIPTION

TOTAL OB/XF 8,377

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	500,000.00	500,000.00	500,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000 PRINTED 07/30/2025 BY SYS