LOT 77 IN OR 1177/1617
MARSH CREEK VILLAGE # 1
PB 4/18

MCCLOSKEY CAROL J & MICHAEL A
26 BELTED KINGFISHER RD
FERNANDINA BEACH, FL 32034

2025

01-6N-29-1300-0077-0000

BUILDING CHARACTERISTICS

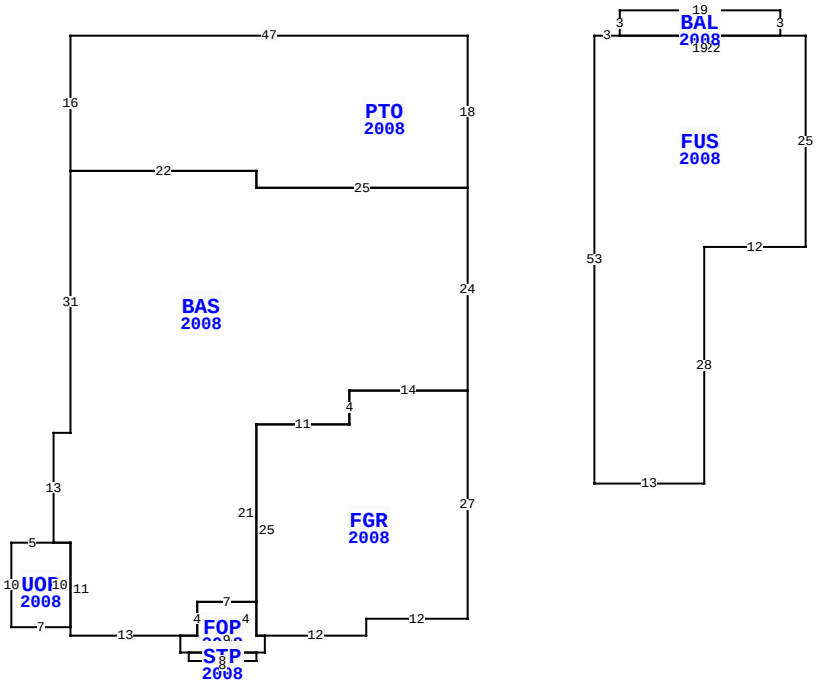
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	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
BAL	57	15	2008	9	1,434
BAS	1,852	100	2008	1,852	295,156
FGR	657	55	2008	361	57,533
FOP	48	30	2008	14	2,231
FUS	989	100	2008	989	157,618
PTO	802	5	2008	40	6,375
STP	8	10	2008	1	159
UOP	70	20	2008	14	2,231
TOTALS	4,483			3,280	522,738

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,280	109.6410	173.23	568,194	2008	2008	0	0	0	8.00	92.00

1 SFR CUST – 100% - 2014 Heated Area: 2841 HX Base Yr 2014



26 BELTED KINGFISHER, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 5

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		522,738
TOTAL MARKET OB/XF VALUE		7,692
TOTAL LAND VALUE - MARKET		500,000
TOTAL MARKET VALUE		1,030,430
SOH/AGL Deduction		464,314
ASSESSED VALUE		566,116
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		515,394
TOTAL JUST VALUE		1,030,430
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,006,789

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M12755	MECH OTHER	0	03/01/2007
P11446	OTHER	0	08/01/2006
E17621	TEMP POLE	0	07/01/2006
C17260	CO ISSUED	182,890	02/01/2006
R08994	REPAIR/RRF	20,000	02/01/2006
B17260	NEW CONSTR	182,890	02/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1177/1617	10/03/2003	WD	Q	V		235,000
GRANTOR: DOWLING SCOTT W & KEL						
GRANTEE: MCCLOSKEY CAROL J &						
1063/0706	6/18/2002	WD	Q	V		240,000
GRANTOR: ABELES JOHN H & PATRI						
GRANTEE: DOWLING SCOTT W & K						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2008] W47 S16 BAS=[YR=2008] S31 W2 S13
UOP=[YR=2008] W5 S10 E7 N10 W2$ E2 S11 E13 FOP=[YR=2008] S2 E1 STP=[YR=2008] S1 E8 N1 W8$ E9 N2 FGR=[YR=2008] E12 N2 E12 N27 W14 S4 W11 S25 E1$ W1 N4 W7 S4W2$E2 N4 E7 N21 E11 N4 E14 N24 W25 N2 W22$ E22 S2 E25 N18$PTR=E15 FUS=[YR=2008] E3 BAL=[YR=2008] N3 E19 S3 W19$ E22 S25 W12 S28 W13 N53 $ 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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2008	2008	3	91	1,820	
2	1126	CB/STC 8"	0	100	16	0	96.00	SF	8.00	8.00	100	2008	2008	3	88	676	
3	0812	CONCRETE C	0	100	0	0	1,329.00	SF	4.00	4.00	100	2008	2008	3	88	4,678	
4	1076	TRELLIS A	0	100	0	0	96.00	SF	11.25	11.25	100	2008	2008	3	48	518	

LAND DESCRIPTION

TOTAL OB/XF 7,692

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	500,000.00	500,000.00	500,000							

REVIEW DATE 01/16/2020 BY KW Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000 PRINTED 07/30/2025 BY SYS