

LOT 82 (EX N4 FT)
IN OR 1630/1804
MARSH CREEK VLG UNIT 1 PB 4/18

THOMPSON DONALD JR & BRENDA
8393 PROVIDENCE RD
CHARLOTTE, NC 28277

2025

01-6N-29-1300-0082-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 90
Exterior Wall	16	WD FR STUC 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	18	SLATE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	10
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NEIGHBORHOOD/LOC	10001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,852	100	1993	2,852	429,825
DCK	194	10	1993	19	2,863
FGR	669	55	1993	368	55,462
FOP	84	30	1993	25	3,768
FOP	90	30	1993	27	4,069
FST	27	55	1993	15	2,260

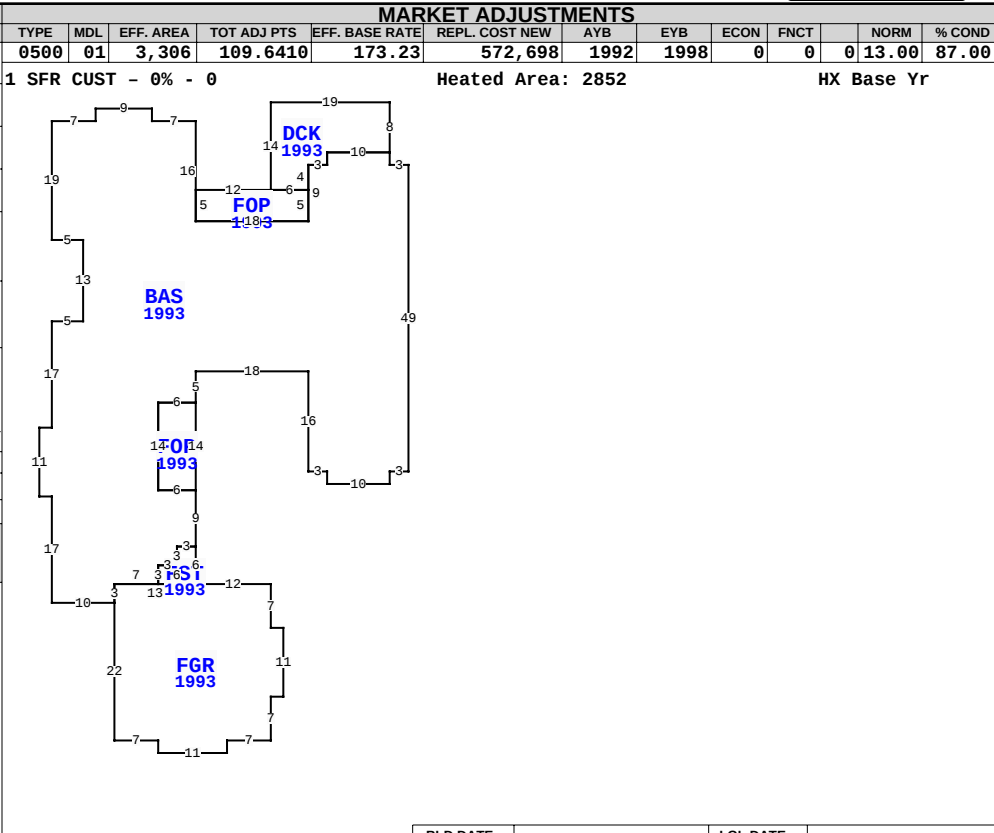
TOTALS	3,916			3,306	498,247
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EXTRA FEATURES

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	0	1.00	UT	2,000.00	2,000.00	100	1992	1992	3	70	1,400	
2	0812	CONCRETE C	0	0	0	0	2,170.00	SF	4.00	4.00	100	1992	1992	3	62	5,382	
3	0825	BRICK	0	0	0	0	20.00	SF	12.50	12.50	100	1992	1992	3	87	218	
4	1126	CB/STC 8"	0	0	0	0	231.00	SF	8.00	8.00	100	1992	1992	3	62	1,146	
5	1076	TRELLIS A	0	0	10	8	80.00	SF	7.50	7.50	100	1992	1992	3	20	120	
6	0861	POOL GUNIT	0	0	0	0	402.00	SF	85.00	85.00	100	2009	2009	3	52	17,768	
7	0877	JACUZZI	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2009	2009	3	35	350	
8	0855	CONC PAVER	0	0	0	0	615.00	SF	10.00	10.00	100	2009	2009	3	89	5,474	
9	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2009	2009	3	35	700	

LAND DESCRIPTION

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	000100	C	RES	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	500,000.00	500,000.00	500,000							



3 MARSH CREEK RD, FERNANDINA BEACH

BLD DATE	
XF DATE	
INC DATE	

LGL DATE	
LAND DATE	
AG DATE	

03/14/2024 MLU

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,306	109.6410	173.23	572,698	1992	1998	0	0	0 13.00	87.00

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		498,247
TOTAL MARKET OB/XF VALUE		32,558
TOTAL LAND VALUE - MARKET		500,000
TOTAL MARKET VALUE		1,030,805
SOH/AGL Deduction		123,899
ASSESSED VALUE		906,906
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		906,906
TOTAL JUST VALUE		1,030,805
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,010,130

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0922913	REPAIR/RRF	15,000	10/01/2009
B22864	SWIM POOL	44,428	09/01/2009

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1630/1804	6/15/2009	WD	Q	I	01
					SALE PRICE
					675,000

GRANTOR: POOLE SALLY TRUSTEE
GRANTEE: THOMPSON DONALD JR
1110/1420 1/31/2003 TD Q I 01 100
GRANTOR: POOLE SALLY W TRUSTEE
GRANTEE: POOLE SALLY W TRUST

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W3 N2 DCK=[YR=1993] N8 W19 S14 FOP=[YR=1993] W12 S5 E18 N5 W6 \$ E6 N4 E3 N2 E10 \$ W10 S2 W3 S9 W18 N16 W7 N2 W9 S2 W7 S19 E5 S13 W5 S17 W2 S11 E2 S17 E10 FGR=[YR=1993] S22 E7 S2 E11 N2 E7 N7 E2 N11 W2 N7 W12 FST=[YR=1993] N6 W3 S3 W3 S3 E6 \$W13 S3 \$ N3 E7 N3 E3 N3 E3 N9 FOP=[YR=1993] N14 W6 S14 E6 \$ W6 N14 E6 N5 E18 S16 E3 S2 E10 N2 E3 N49 \$.