LOT 89
MARSH CREEK VILLAGE 1 PB 4/18

WALTER HUGH M & NANCY J
17 MARSH CREEK ROAD
FERNANDINA BEACH, FL 32034

2025

01-6N-29-1300-0089-0000

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	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Quality	06	Quality Level 06

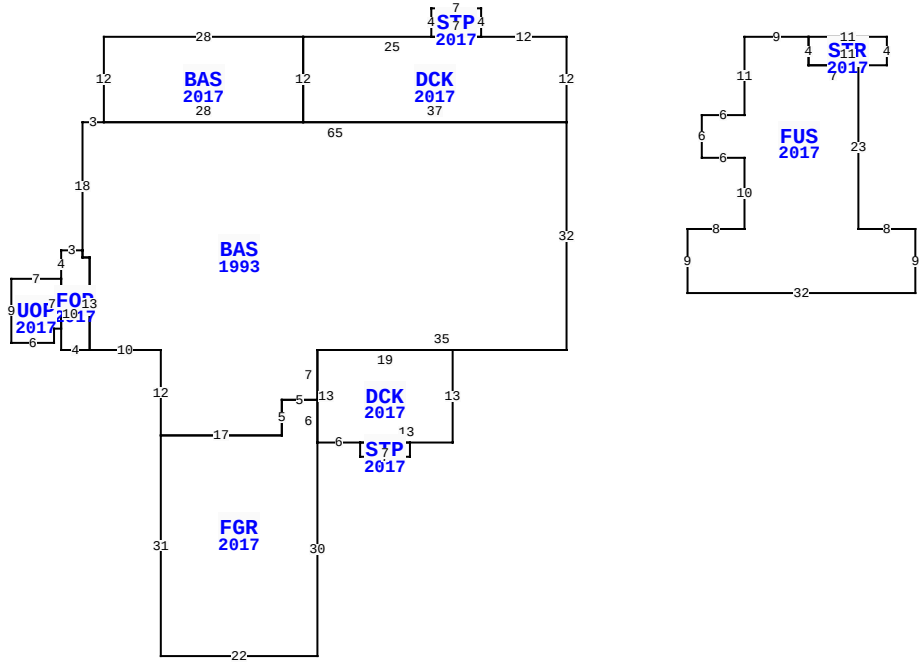
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 10
NEIGHBORHOOD/LOC 10001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,402	100	1993	2,402	529,855
BAS	336	100	2017	336	74,118
DCK	247	10	2017	25	5,515
DCK	444	10	2017	44	9,706
FGR	707	55	2017	389	85,809
FOP	55	30	2017	16	3,529
FUS	728	100	2017	728	160,589
STP	14	10	2017	1	221
STP	28	10	2017	3	661
STR	44	10	2017	4	882
TOTALS	5,066			3,960	873,532

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,960	145.4274	229.78	909,929	1975	2015	0	0	0	4.00	96.00

1 SFR CUST – 100% - 2021 Heated Area: 3466 HX Base Yr 2021



** This building has 11 Sub-Areas

17 MARSH CREEK RD, 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		873,532
TOTAL MARKET OB/XF VALUE		93,967
TOTAL LAND VALUE - MARKET		500,000
TOTAL MARKET VALUE		1,467,499
SOH/AGL Deduction		785,563
ASSESSED VALUE		681,936
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		631,214
TOTAL JUST VALUE		1,467,499
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,430,075

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22013273	XFOB	13,417	08/30/2022
20213342	ADDITION	0	04/01/2021
20211674	SWIM POOL	0	03/01/2021
B1631987	REMODEL	125,000	03/30/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2384/0666	8/13/2020	WD	Q	I	01	1,050,000
GRANTOR: OWEN VALLA						
GRANTEE: WALTER HUGH M & NAN						
2171/1205	1/10/2018	WD	Q	I	02	945,000
GRANTOR: LAUB ALFRED						
GRANTEE: OWEN VALLA						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2017] W12 STP=[YR=2017] N4 W7 S4 E7$ W25
BAS=[YR=2017] W28 S12 BAS=[YR=1993] W3 S18 FOP=[YR=2017] W3
S4 UOP=[YR=2017] W7 S9 E6 N2 E1 N7$ S10 E4 N13 W1 N1$ S1 E1
S13 E10 S12 FGR=[YR=2017] S31 E22 N30 DCK=[YR=2017] E6
STP=[YR=2017] S2 E7 N2 W7 $ E13 N13 W19 S13$ N6 W5 S5 W17$
E17 N5 E5 N7 E35 N32 W65$ E28 N12$ S12 E37 N12$ PTR=E25
FUS=[YR=2017] E9 STR=[YR=2017] E11 S4 W11 N4$ S4 E7 S23 E8 S9
W32 N9 E8 N10 W6 N6 E6 N11$ W25$.

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	4,000.00	4,000.00	100	2017	2017	3	97	3,880	
2	0855	CONC PAVER	0	100	0	0	2,473.00	SF	10.00	10.00	100	2017	2017	3	96	23,741	
3	1126	CB/STC 8"	0	100	0	0	42.00	SF	8.00	8.00	100	2017	2017	3	96	323	
4	1242	WD DECK A	0	100	4	8	32.00	SF	10.00	10.00	100	2017	2017	3	74	237	
5	0861	POOL GUNIT	0	100	0	0	364.00	SF	85.00	85.00	100	2022	2022	3	95	29,393	
6	0855	CONC PAVER	0	100	0	0	888.00	SF	10.00	10.00	100	2022	2022	3	99	8,791	
7	0911	SCRN RM A	0	100	0	0	1,252.00	SF	17.50	17.50	100	2022	2022	3	93	20,376	
8	0911	SCRN RM A	0	100	12	37	444.00	SF	17.50	17.50	100	2022	2022	3	93	7,226	

LAND DESCRIPTION

TOTAL OB/XF 93,967

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 11/15/2022 BY DJ Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000 PRINTED 07/30/2025 BY SYS