LOT 93
IN OR 2121/581
MARSH CREEK VLG UNIT 1 PB 4/18

MCCAFFERTY DENISE W
7 SPOTTED SANDPIPER RD
FERNANDINA BEACH, FL 32034

2025

01-6N-29-1300-0093-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

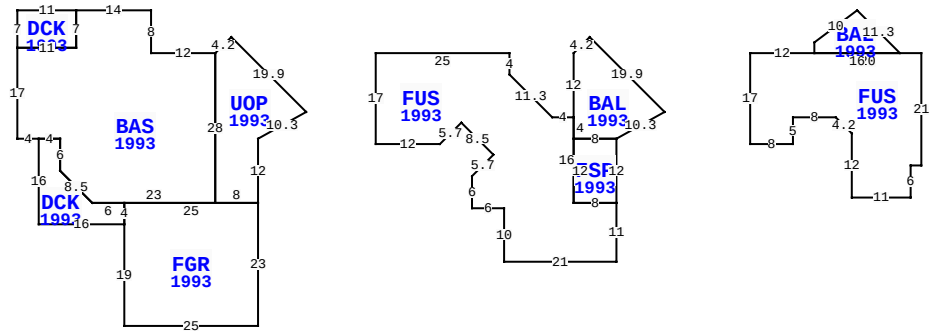
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	72	15	1993	11	873
BAL	198	15	1993	30	2,380
BAS	1,045	100	1993	1,045	82,898
DCK	77	10	1993	8	635
DCK	130	10	1993	13	1,031
FGR	575	55	1993	316	25,068
FSP	96	40	1993	38	3,015
FUS	612	100	1993	612	48,548
FUS	933	100	1993	933	74,012
UOP	294	20	1993	59	4,680
TOTALS	4,032			3,065	243,139

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,065	95.6340	151.10	463,122	1982	1982	0	30	0	17.50	52.50

1 SFR CUST – 0% - 0 Heated Area: 2590 HX Base Yr



7 SPOTTED SANDPIPER RD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	243,139
TOTAL MARKET OB/XF VALUE	4,346
TOTAL LAND VALUE - MARKET	500,000
TOTAL MARKET VALUE	747,485
SOH/AGL Deduction	211,506
ASSESSED VALUE	535,979
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	535,979
TOTAL JUST VALUE	747,485
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	736,640

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17000728	REMODEL	40,000	03/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2121/0581	5/12/2017	QC	U	I	11	100
GRANTOR: WALGER LOUIS M III &						
GRANTEE: MCCAFFERTY DENISE W						
2070/0793	9/07/2016	QC	U	I	11	100
GRANTOR: WALGER LOUIS M III &						
GRANTEE: WALGER LOUIS M III						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 N8 W14 DCK=[YR=1993] W11 S7 E11 N7$ S7 W11 S17 E4 DCK=[YR=1993] S16 E16 FGR=[YR=1993] S19 E25 N23 UOP=[YR=1993] N12 U5 R9 U14 L14 L3 D3 S28 E8$ W25 S4$ N4 W6 U6 L6 N6 W4$ E4 S6 D6 R6 E23 N28$ PTR=E30 FUS=[YR=1993] E25 S4 D8 R8 E4 BAL=[YR=1993] S4 FSP=[YR=1993] S12 E8 N12 W8$ E8 U5 R9 U14 L14 D3 L3 S12$ S16 E8 S11 W21 N10 W6 N6 U4 R4 U6 L6 D4 L4 W12 N17$ W30$ PTR=E100 FUS=[YR=1993] E12 BAL=[YR=1993] N2 U6 R8 D8 R8 W16$ E20 S21 W2 S6 W11 N12 U3 L3 W8 S5 W8 N17$ W100$.

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	0	0	0	1.00	UT	2,000.00	2,000.00	100	1982	1982	3	49	980	
2	0812	CONCRETE C	0	0	0	0	1,620.00	SF	4.00	4.00	100	1982	1982	3	35	2,268	
3	1242	WD DECK A	0	0	0	0	244.00	SF	10.00	10.00	100	2011	2011	3	45	1,098	

LAND DESCRIPTION

TOTAL OB/XF 4,346

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	0		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