LOT 101
MARSH CREEK VILLAGE 1 PB 4/18

BLUM BRENT J & C LYNN
2618 TALLOW DR
EULESS, TX 76039

2025

01-6N-29-1300-0101-0000

BUILDING CHARACTERISTICS

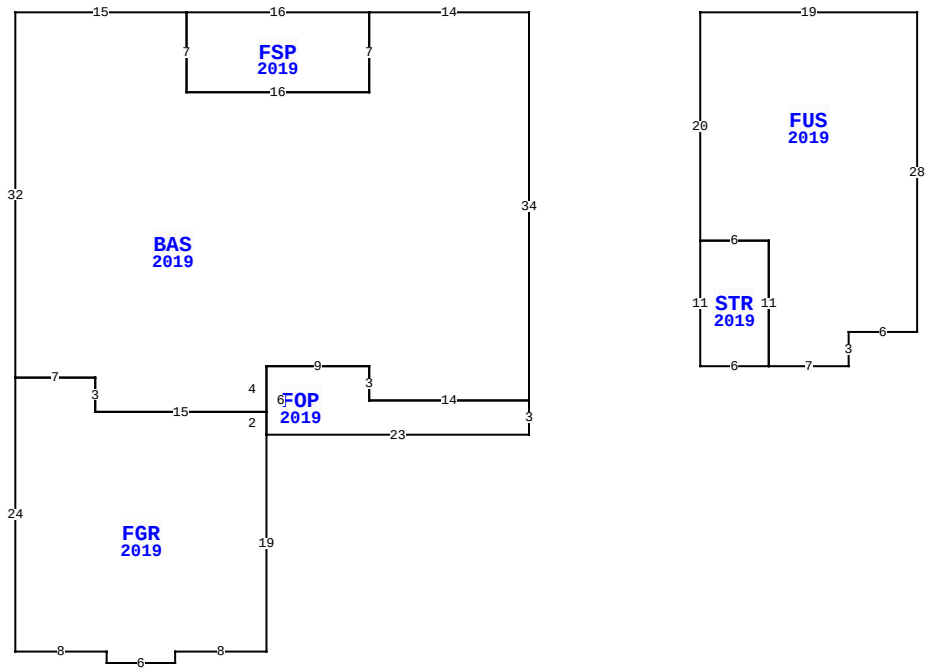
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	10	WD SHINGLE 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03
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	1,392	100	2019	1,392	307,427
FGR	489	55	2019	269	59,410
FOP	96	30	2019	29	6,404
FSP	112	40	2019	45	9,938
FUS	505	100	2019	505	111,531
STR	66	10	2019	7	1,546
TOTALS	2,660			2,247	496,256

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,247	142.6312	225.36	506,384	2019	2019	0	0	0	2.00	98.00

1 SFR CUST – 0% - 0 Heated Area: 1897 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2024 MLU
INC DATE		AG DATE	

7 BELTED KINGFISHER, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	496,256
TOTAL MARKET OB/XF VALUE	7,778
TOTAL LAND VALUE - MARKET	450,000
TOTAL MARKET VALUE	954,034
SOH/AGL Deduction	263,319
ASSESSED VALUE	690,715
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	690,715
TOTAL JUST VALUE	954,034
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	931,393

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1811269	NEW CONSTR	257,363	11/09/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2376/0756	7/14/2020	WD	Q	I	01	560,000
GRANTOR: MASON & MAGNOLIA LLC						
GRANTEE: BLUM BRENT J & C LY						
2182/0120	3/02/2018	WD	Q	V	01	155,000
GRANTOR: SALTMARSH ERNEST O						
GRANTEE: MASON & MAGNOLIA LL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W14 FSP=[YR=2019] W16 S7 E16 N7$ S7 W16 N7 W15 S32 FGR=[YR=2019] S24 E8 S1 E6 N1 E8 N19 FOP=[YR=2019] E23 N3 W14 N3 W9 S6$ N2 W15 N3 W7$ E7 S3 E15 N4 E9 S3 E14 N34$ PTR=E15 FUS=[YR=2019] E19 S28 W6 S3 W7 STR=[YR=2019] W6 N11 E6 S11$ N11 W6 N20$ 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	0811	CONCRETE B	0	0	0	0	862.00	SF	5.20	5.20	100	2019	2019	3	97	4,348	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2019	2019	3	98	3,430	

LAND DESCRIPTION

TOTAL OB/XF 7,778

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	450,000.00	450,000.00	450,000							

REVIEW DATE 10/09/2019 BY DJ Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 07/30/2025 BY SYS