

LOT 102
IN OR 2039/1964
MARSH CREEK VLG UNIT 1 PB 4/18

SEO JEONG S & BRITTANY A
9 BELTED KINGFISHER RD
FERNANDINA BEACH, FL 32034

2025

01-6N-29-1300-0102-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 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	2	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

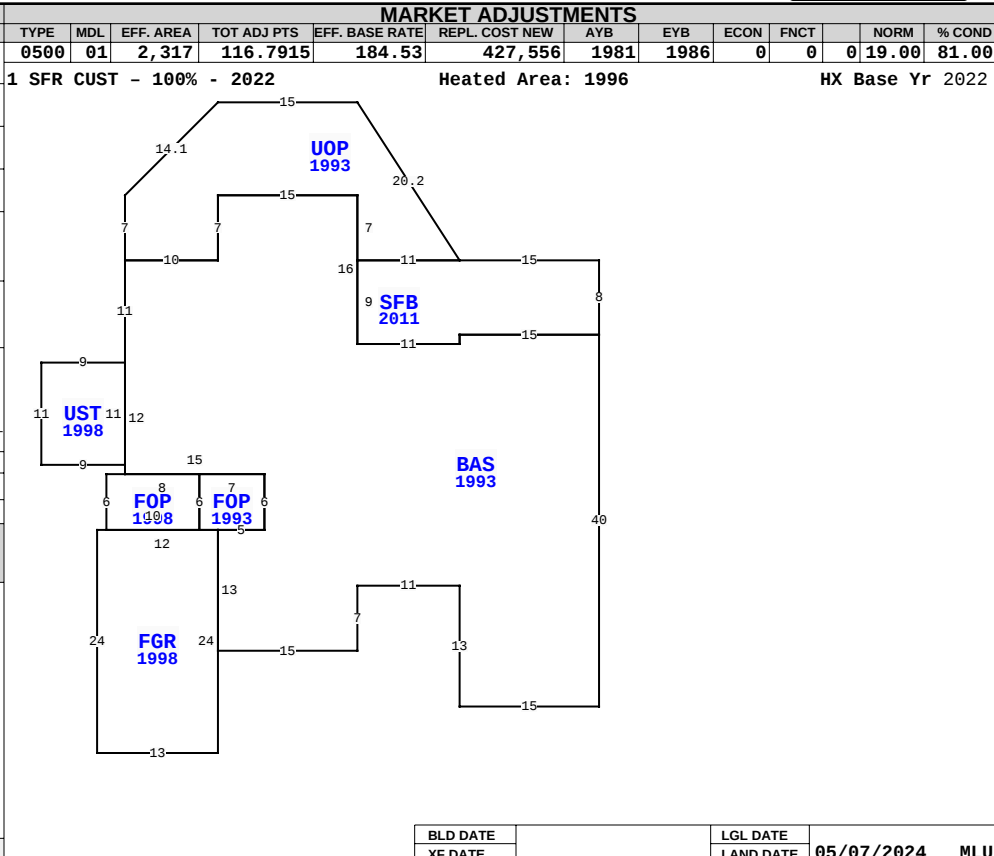
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	10
NEIGHBORHOOD/LOC	10001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,821	100	1993	1,821	272,183
FGR	312	55	1998	172	25,709
FOP	42	30	1993	13	1,943
FOP	60	30	1998	18	2,691
SFB	219	80	2011	175	26,157
UOP	364	20	1993	73	10,912
UST	99	45	1998	45	6,726
TOTALS	2,917			2,317	346,320

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
2	0810	CONCRETE A	0	100	24	5	120.00	SF	8.45
3	0810	CONCRETE A	0	100	7	6	42.00	SF	8.45
4	1126	CB/STC 8"	0	100	7	4	28.00	SF	8.00
5	0446	BOX FNC 6'	0	100	0	0	7.00	LF	20.00
6	1242	WD DECK A	0	100	0	0	60.00	SF	10.00
7	0855	CONC PAVER	0	100	0	0	798.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00



TOTAL OB/XF									
8,534									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00

NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		346,320	
TOTAL MARKET OB/XF VALUE		8,534	
TOTAL LAND VALUE - MARKET		450,000	
TOTAL MARKET VALUE		804,854	
SOH/AGL Deduction		247,664	
ASSESSED VALUE		557,190	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		506,468	
TOTAL JUST VALUE		804,854	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		789,598	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9804664	XFOB	18,000	02/01/1998
B9804665	XFOB	18,000	02/01/1998

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2039/1964	4/12/2016	WD	Q	I	01
GRANTOR: BOLAN ROBERT S ET AL					390,000
GRANTEE: SEO JEONG S & BRITT					
0959/0945	11/27/2000	WD	Q	I	
GRANTOR: KROPP MONTE R JR & KA					289,000
GRANTEE: BOLAN ROBERT S & RO					

BUILDING NOTES									
BUILDING DIMENSIONS									
SFB=[YR=2011] W15 UOP=[YR=1993] U17 L11 W15 D10 L10 S7									
BAS=[YR=1993] S11 UST=[YR=1998] W9 S11 E9 N11 \$ S12									
FOP=[YR=1998] W2 S6 FGR=[YR=1998] W1 S24 E13 N24									
FOP=[YR=1993] E5 N6 W7 S6 E2 \$ W12 \$ E10 N6 W8 \$ E15 S6 W5									
S13 E15 N7 E11 S13 E15 N40 W15 S1 W11 N16 W15 S7 W10 \$ E10 N7									
E15 S7 E11 \$ W11 S9 E11 N1 E15N8 \$.									