LOT 103
MARSH CREEK VILLAGE 1 PB 4/18

SCHELHAMMER KURT & ELIZABETH
6675 RIDGE MOORE DRIVE
ATLANTA, GA 30360

2025

01-6N-29-1300-0103-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

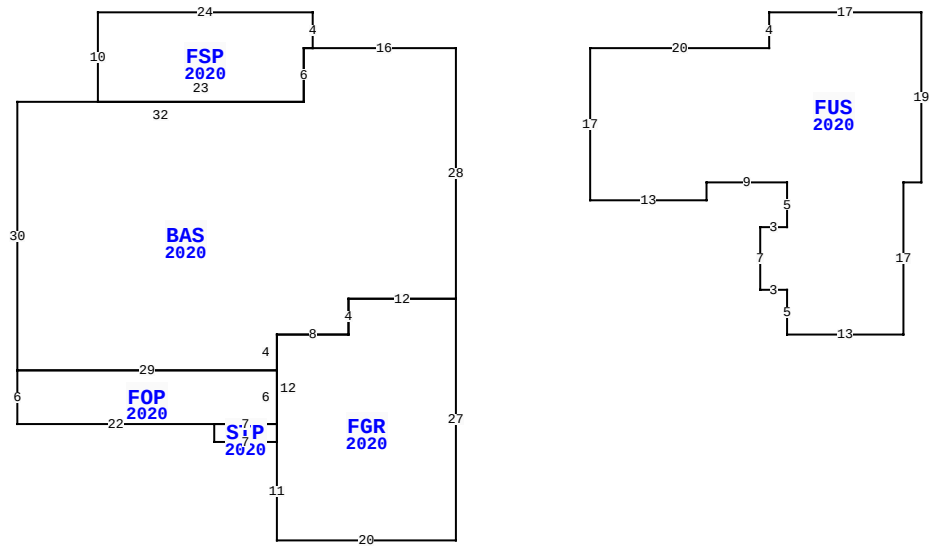
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
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	1,444	100	2020	1,444	350,735
FGR	508	55	2020	279	67,767
FOP	174	30	2020	52	12,631
FSP	234	40	2020	94	22,831
FUS	891	100	2020	891	216,416
STP	14	10	2020	1	243
TOTALS	3,265			2,761	670,622

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,761	156.0701	246.59	680,835	2020	2020	0	0	0	1.50	98.50

1 SFR CUST – 0% - 2023 Heated Area: 2335 HX Base Yr



11 BELTED KINGFISHER, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	670,622
TOTAL MARKET OB/XF VALUE	13,280
TOTAL LAND VALUE - MARKET	450,000
TOTAL MARKET VALUE	1,133,902
SOH/AGL Deduction	0
ASSESSED VALUE	1,133,902
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,133,902
TOTAL JUST VALUE	1,133,902
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,103,314

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000465	CO ISSUED	0	01/16/2020
B1900917	NEW CONSTR	314,544	01/29/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2768/514	2/07/2025	WD	Q	I	01	1,450,000
GRANTOR: HENRY LOREN F REVOCAB						
GRANTEE: SCHELHAMMER KURT &						
2559/1241	4/29/2022	WD	Q	I	02	1,360,000
GRANTOR: DELUCA ROBERT M REV L						
GRANTEE: HENRY LOREN F REVOC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W16 FSP=[YR=2020] N4 W24 S10 E23 N6 E1$ W1 S6 W32 S30 FOP=[YR=2020] S6 E22 STP=[YR=2020] S2 E7 FGR=[YR=2020] S11 E20 N27 W12 S4 W8 S12$ N2 W7$ E7 N6 W29$ E29 N4 E8 N4 E12 N28$ PTR=E15 FUS=[YR=2020] E20 N4 E17 S19 W2 S17 W13 N5 W3 N7 E3 N5 W9 S2 W13 N17$ 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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2020	2020	3	99	1,980	
2	0855	CONC PAVER	0	0	0	0	1,139.00	SF	10.00	10.00	100	2020	2020	3	98	11,162	
3	1242	WD DECK A	0	0	0	0	16.00	SF	10.00	10.00	100	2020	2020	3	86	138	

LAND DESCRIPTION

TOTAL OB/XF 13,280

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 03/02/2020 BY DJ Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 07/30/2025 BY SYS