

LOT 107
MARSH CREEK VILLAGE 1 PB 4/18

ELLIS GARY M & CLAIRE M
19 BELTED KINGFISHER
FERNANDINA BEACH, FL 32034

2025

01-6N-29-1300-0107-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	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	1,796	100	1993	1,796	263,414
BAS	110	100	2011	110	16,133
FGR	455	55	1993	250	36,667
FOP	66	30	1993	20	2,934
FUS	587	100	1993	587	86,093
PTO	66	5	1993	3	440
UOP	70	20	1993	14	2,054
UOP	656	20	1993	131	19,214
TOTALS	3,806			2,911	426,947

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	0820	WOOD WALK	0	100	0	0	71.00	SF	11.75
3	0855	CONC PAVER	0	100	0	0	974.00	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

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0500	01	2,911	108.5700	171.54	499,353	1985	1995	0	0
1 SFR CUST - 100% - 2022									
Heated Area: 2493									
HX Base Yr 2022									

19 BELTED KINGFISHER, FERNANDINA BEACH									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
05/07/2024 MLU									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
STANDARD									
VALUATION BY									
Tax Group: 5									
Tax Dist:									
BUILDING MARKET VALUE									
426,947									
TOTAL MARKET OB/XF VALUE									
8,954									
TOTAL LAND VALUE - MARKET									
450,000									
TOTAL MARKET VALUE									
885,901									
SOH/AGL Deduction									
92,177									
ASSESSED VALUE									
793,724									
TOTAL EXEMPTION VALUE									
HX HB									
50,722									
BASE TAXABLE VALUE									
743,002									
TOTAL JUST VALUE									
885,901									
NCON VALUE									
0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
866,902									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
601612	GAS	1,295	03/01/2011

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2500/1108	9/28/2021	WD	Q	I	01	940,000	
GRANTOR: TROWBRIDGE KAREN V LV							
GRANTEE: ELLIS GARY M & CLAI							
2251/1139	1/29/2019	WD	U	I	11	100	
GRANTOR: TROWBRIDGE KAREN V							
GRANTEE: TROWBRIDGE KAREN V							

BUILDING NOTES									
BAS=[YR=1993] W1 UOP=[YR=1993] N6 W14 N11 W4 N8 W27 S4 W18									
S10 BAS=[YR=2011] S11 E10 N11 W10\$ E23 N2 E22 S3 E1 S10 E17\$									
W17 N10 W1 N3 W22 S2 W13 S11 W8 S5 W7 S12 FGR=[YR=1993] W2 S8									
PTO=[YR=1993] W6 S11 E6 N11\$ S12 E22 N23 W3 S2 W6 S1 W11\$ E11									
N1 E6 N2 E3 S4 E5 FOP=[YR=1993] S4 UOP=[YR=1993] S5 E14 N5									
W14\$ E14 N2 W3 N4 W8 S2 W3\$ E3 N2 E8 S4 E14 S6 E6 S3 E7 N3 E6									
N26\$ PTR=E15 FUS=[YR=1993] E17 S7 E20 S16 W6 S6 W4 N14 W4 N4									
W6 S10 W15 N5 W2 N16\$ W15\$.									

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