

LOT 169
MARSH CREEK VILLAGE 1-A
PB 4/22A

TWILL GEORGE & ELLEN L/E/
4 ROYAL TERN
FERNANDINA BEACH, FL 32034

2025

01-6N-29-131A-0169-0000



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 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
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
Occupancy	00	NONE 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	1,090	100	2001	1,090	167,594
FGR	559	55	2001	307	47,203
FOP	58	30	2001	17	2,614
FSP	150	40	2011	60	9,226
FUS	1,221	100	2001	1,221	187,737
UOP	16	20	2001	3	461
UOP	30	20	2001	6	923
TOTALS	3,124			2,704	415,757

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	0811	CONCRETE B	0	100	0	0	614.00	SF	5.20
3	0810	CONCRETE A	0	100	11	4	44.00	SF	6.50
4	0810	CONCRETE A	0	100	8	4	32.00	SF	6.50

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

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,704	109.3440	172.76	467,143	2001	2001	0	0	0 11.00	89.00
1 SFR CUST - 100% - 2022 Heated Area: 2311 HX Base Yr 2022											
4 ROYAL TERN RD, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
05/07/2024 MLU											

TOTAL OB/XF									
4,592									
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			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		415,757	
TOTAL MARKET OB/XF VALUE		4,592	
TOTAL LAND VALUE - MARKET		450,000	
TOTAL MARKET VALUE		870,349	
SOH/AGL Deduction		380,123	
ASSESSED VALUE		490,226	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		439,504	
TOTAL JUST VALUE		870,349	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		851,590	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B018395	NEW CONSTR	179,000	06/01/2001

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2679/1507	11/13/2023	LE	U	I	11
GRANTOR: TWILL GEORGE & ELLEN					
GRANTEE: TWILL GEORGE Z					
2287/1189	6/28/2019	WD	Q	I	01
GRANTOR: KING CAROLYN D					
GRANTEE: TWILL GEORGE & ELLE					

BUILDING NOTES									
BAS=[YR=2001] W37 FSP=[YR=2011] W3 UOP=[YR=2001] N4 W4 S4 E4 \$ W8 S14 E9 N2 E2 N12 \$ S12 W2 S2 W9 S21 E11 FOP=[YR=2001] S3 UOP=[YR=2001] S2 E15 N2 W15 \$ E15 N4 W13 S1 W2 \$ E2 N1 E13 FGR=[YR=2001] S5 E11 S4 E11 N29 W15 S5 W7 S15 \$ N15 E7 N5 E15 N14 \$ PTR=E15 FUS=[YR=2001] E23 N1 E13 S1 E12 S33 W11 N2 W11 N4 W8 N4 W4 N9 W14 N14 \$ W15 \$.									