

LOT 170
MARSH CREEK VILLAGE 1-A
PB 4/22A

WOOD MARSHALL E & MINTA S L/E/
11 ROYAL TERN
FERNANDINA BEACH, FL 32034

2025

01-6N-29-131A-0170-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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
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NEIGHBORHOOD/LOC	10001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	65	15	2007	10	1,567
BAL	85	15	2007	13	2,038
BAL	168	15	2007	25	3,920
BAS	1,100	100	1993	1,100	172,459
BAS	1,227	100	1993	1,227	192,371
FCP	418	25	1993	104	16,305
FOP	164	30	1993	49	7,682
UOP	112	20	1993	22	3,449
UOP	189	20	1993	38	5,958
UOP	375	20	1993	75	11,759
TOTALS	4,147			2,712	425,190

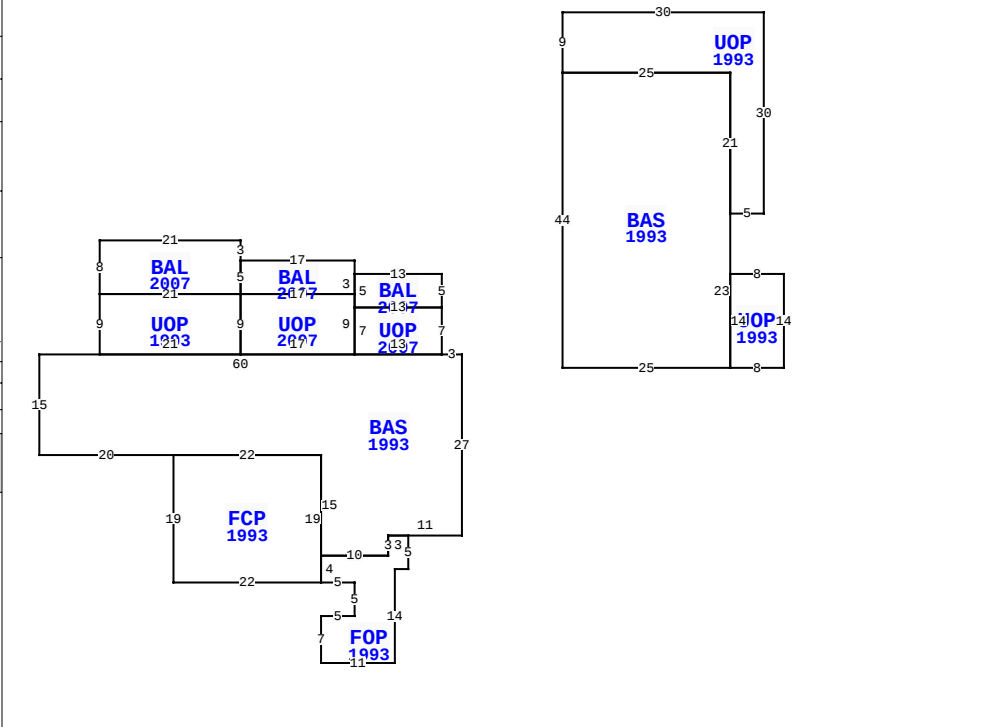
EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W
1	0830	FLAGSTONE	0 100	0	0
2	0504	FP-ELECTRI	0 100	0	0
3	0855	CONC PAVER	0 100	103	3
4	0855	CONC PAVER	0 100	0	0

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000140	C	RES GOLF	100		RSF-1	0.00	0.00	1.00

REVIEW DATE	05/12/2019	BY	KBA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,712	117.4320	185.54	503,184	1980	1993	0	0	0 15.50	84.50
1 SFR CUST - 100% - 2006											
Heated Area: 2327											
HX Base Yr 2006											



** This building has 12 Sub-Areas

11 ROYAL TERN RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025
INC DATE		AG DATE	MLU

TOTAL OB/XF											
14,892											

TOTAL OB/XF											
14,892											

Total Acres:	0.00	Total Land Value:	700,000	Market:	0	Agricultural:	0	Common:	700,000
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		425,190	
TOTAL MARKET OB/XF VALUE		14,892	
TOTAL LAND VALUE - MARKET		700,000	
TOTAL MARKET VALUE		1,140,082	
SOH/AGL Deduction		552,901	
ASSESSED VALUE		587,181	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		536,459	
TOTAL JUST VALUE		1,140,082	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		921,427	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226510	REPAIR/RRF	5,000	10/01/2012
B26250	REMODEL	4,200	07/01/2012
B24825	REMODEL	631	06/01/2011
B16176	ADDITION	3,500	09/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2496/0430	9/13/2021	LE	U	I	11
GRANTOR: WOOD MARSHALL E & MIN					
GRANTEE: ROBERTSON CHRISTINA					
2469/0239	6/09/2021	WD	U	I	11
GRANTOR: WOOD MARSHALL E & MIN					
GRANTEE: ROBERTSON CHRISTINA					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=1993;ORIG=0,0] W3 W60 S15 E20 E22 S15 E10 N3 E11 N27 \$					
BAS=[YR=1993;ORIG=40,2] N23 N21 W25 S44 E25 \$					
FCP=[YR=1993;ORIG=-43,15] S19 E22 N19 W22 \$					
UOP=[YR=1993;ORIG=40,-21] E5 N30 W30 S9 E25 S21 \$					
UOP=[YR=1993;ORIG=-54,-9] S9 E21 N9 W21 \$					
BAL=[YR=2007;ORIG=-33,-14] N3 W21 S8 E21 N5 \$					
FOP=[YR=1993;ORIG=-21,34] E5 S5 W5 S7 E11 N14 E2 N5 W3 S3 W10 S4 \$					
UOP=[YR=2007;ORIG=-33,0] E17 N9 W17 S9 \$					
UOP=[YR=1993;ORIG=40,2] E8 N14 W8 S14 \$					
UOP=[YR=2007;ORIG=-3,0] N7 W13 S7 E13 \$					

OTHER ADJUSTMENTS AND NOTES											