LOT 171
ESMT OR 497/899
MARSH CREEK VILLAGE 1-A

CROOK CARY G & CHARISSE L
9 ROYAL TERN
FERNANDINA BEACH, FL 32034

2025

01-6N-29-131A-0171-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

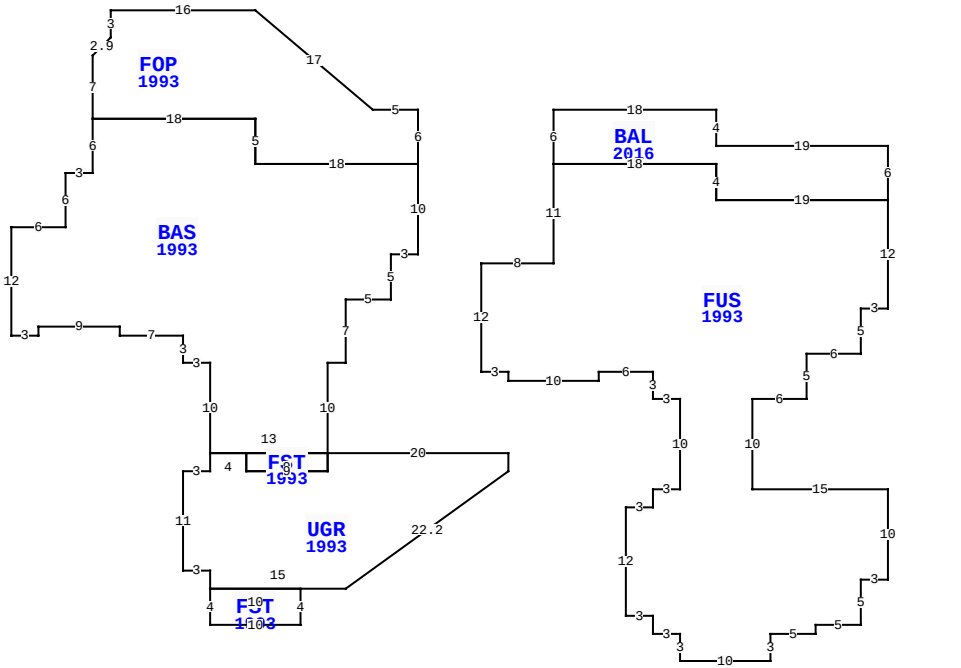
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	08	IRREGULAR 100
Roof Cover	06	ASB SHINGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	18	SLATE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	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
BAL	222	15	2016	33	5,263
BAS	1,028	100	1993	1,028	163,931
FOP	388	30	1993	116	18,498
FST	18	55	1993	10	1,594
FST	40	55	1993	22	3,508
FUS	1,438	100	1993	1,438	229,312
UGR	393	45	1993	177	28,226
TOTALS	3,527			2,824	450,331

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,824	120.1536	189.84	536,108	1987	1992	0	0	0	16.00	84.00

1 SFR CUST – 100% - 2020 Heated Area: 2466 HX Base Yr 2020



9 ROYAL TERN RD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		450,331
TOTAL MARKET OB/XF VALUE		7,546
TOTAL LAND VALUE - MARKET		700,000
TOTAL MARKET VALUE		1,157,877
SOH/AGL Deduction		568,626
ASSESSED VALUE		589,251
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		538,529
TOTAL JUST VALUE		1,157,877
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		937,829

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1911539	REMODEL	110,000	11/04/2019
B25121	REMODEL	21,500	09/01/2011
BP-3875	N/A	139,000	02/12/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2283/1661	6/20/2019	WD	Q	I	02	740,000
GRANTOR: TOMPKINS AMY E & RICH						
GRANTEE: CROOK CARY G & CHAR						
1236/1435	6/09/2004	WD	Q	I		575,000
GRANTOR: WOZNIAK DR KENNETH J						
GRANTEE: TOMPKINS AMY E						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W5 U11 L13 W16 S3 D2 L2 S7 BAS=[YR=1993] S6 W3 S6 W6 S12 E3 N1 E9 S1 E7 S3 E3 S10 UGR=[YR=1993] S2 W3 S11 E3 S2 FST=[YR=1993] S4 E10 N4W10 $ E15 U13 R18 N2 W20 FST=[YR=1993] W9 S2 E9 N2$ S2 W9 N2 W4$ E13 N10 E2 N7 E5 N5 E3 N10 W18 N5 W18$E18 S5 E18 N6$ PTR=E15 BAL=[YR=2016] E18 S4 E19 S6 FUS=[YR=1993] S12W3 S5 W6 S5 W6 S10 E15 S10 W3 S5 W5 S1 W5 S3 W10 N3 W3 N2 W3N12 E3 N2 E3 N10 W3N3 W6 S1 W10 N1 W3 N12 E8 N11 E18 S4 E19$ W19 N4 W18 N6$ W15 $.

EXTRA FEATURES

L N	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	100	0	0	1.00	UT	2,000.00	2,000.00	100	1987	1987	3	60	1,200	
2	1242	WD DECK A	0	100	0	0	115.00	SF	10.00	10.00	100	1987	1987	3	20	230	
3	1075	TRELLIS G	0	100	0	0	199.00	SF	35.00	35.00	100	1987	1987	3	20	1,393	
4	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	1987	1987	3	20	200	
5	0811	CONCRETE B	0	100	0	0	796.00	SF	5.20	5.20	100	1987	1987	3	49.5	2,049	
6	1126	CB/STC 8"	0	100	5	39	195.00	SF	8.00	8.00	100	1987	1987	3	49.5	772	
7	0855	CONC PAVER	0	100	0	0	293.00	SF	7.00	7.00	100	2004	2004	3	83	1,702	

LAND DESCRIPTION

TOTAL OB/XF 7,546

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000140	C	RES GOLF	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	700,000.00	700,000.00	700,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 700,000 Market: 0 Agricultural: 0 Common: 700,000 PRINTED 07/30/2025 BY SYS