LOT 173
MARSH CREEK VLG 1-A PB 4/22-A

MCSWAIN MICHAEL THURLON & ELIZABETH SHURI
5 ROYAL TERN
FERNANDINA BEACH, FL 32034

2025

01-6N-29-131A-0173-0000

BUILDING CHARACTERISTICS

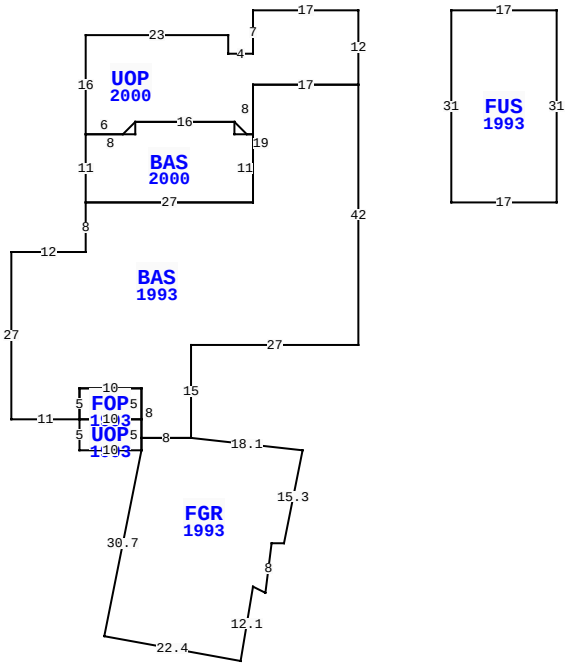
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	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
BAS	1,837	100	1993	1,837	248,073
BAS	329	100	2000	329	44,429
FGR	821	55	1993	452	61,039
FOP	50	30	1993	15	2,026
FUS	527	100	1993	527	71,167
UOP	50	20	1993	10	1,350
UOP	588	20	2000	118	15,935
TOTALS	4,202			3,288	444,020

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,288	108.1920	170.94	562,051	1982	1982	0	0	0	21.00	79.00

1 SFR CUST – 100% - 2002 Heated Area: 2693 HX Base Yr 2002



5 ROYAL TERN RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		444,020
TOTAL MARKET OB/XF VALUE		7,945
TOTAL LAND VALUE - MARKET		700,000
TOTAL MARKET VALUE		1,151,965
SOH/AGL Deduction		586,547
ASSESSED VALUE		565,418
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		514,696
TOTAL JUST VALUE		1,151,965
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		932,295

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25233	REMODEL	16,000	10/01/2011
P993576	REMODEL	2,000	08/01/1999
B9906134	ADDITION	40,000	06/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2776/577	3/24/2025	WD	Q	I	01	1,420,000
GRANTOR: MAY LIVING TRUST						
GRANTEE: MCSWAIN MICHAEL THU						
0951/0842	9/28/2000	WD	Q	I	01	100
GRANTOR: MAY DONALD E & ELIZAB						
GRANTEE: MAY DONALD E & ELIZ						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2000] W17 S7 W4 N3 W23 S16 BAS=[YR=2000] S11
BAS=[YR=1993] S8 W12 S27 E11 UOP=[YR=1993] S5 E10
FGR=[YR=1993] D30 L6 D4 R22 U12 R2 R2 D1 U8 R1 E2
U15 R3 U2 L18 W8 S2$ N5 FOP=[YR=1993] N5 W10 S5 E10 $ W10
$ N5 E10 S8 E8 N15 E27 N42 W17 S19W27 $ E27 N11 W3 N2 W16 S2
W8 $ E6 U2 R2 E16 D2 R2 E1 N8 E17 N12 $PTR= E15
FUS=[YR=1993] E17 S31 W17 N31 $ 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	0855	CONC PAVER	0	100	0	0	1,009.00	SF	7.00	7.00	100	2014	2014	3	94	6,639	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1982	1982	3	49	980	
3	1126	CB/STC 8"	0	100	0	0	53.00	SF	8.00	8.00	100	2000	2000	3	77	326	

LAND DESCRIPTION

TOTAL OB/XF 7,945

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	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